EXECUTIVE SUMMARY
OF THE
LAKESHORE PLANNING STUDY

Prepared By:

CMP Barnard Associates
A.J. Diamond Planners Ltd.

For: Ministry of Government Services
City of Etobicoke

September 1986

LAKESHORE PLANNING STUDY
EXECUTIVE SUMMARY

The Lakeshore Psychiatric Hospital site is one of the few remaining, publicly-owned, undeveloped waterfront properties in Metropolitan Toronto. The property is 63.5 acres in area and contains 26 buildings, many of which have been identified as having heritage significance. Since the closure of the Lakeshore Psychiatric Hospital in 1979, the buildings and grounds have been used for many purposes: out-patient services, alcoholic treatment centre, film production, training grounds for Metro Toronto's "SWAT" team. Over the years residents of the Lakeshore area have used the hospital site informally as a park. All these considerations combine to make this a very valuable parcel of land to the province of Ontario, the city of Etobicoke and the Lakeshore area residents.

This study was commissioned by the Ministry of Government Services in conjunction with the city of Etobicoke. The property and buildings are owned by the province of Ontario, and managed by the Ministry of Government Services on behalf of the province. The consulting firms of Peter Barnard Associates, management consultants, and A. J. Diamond Planners Ltd., architects and urban planners, were hired to develop a land reuse strategy which would reflect market conditions, the site's physical and historic attributes and the objectives of interested parties. This study represents a major step toward deciding the future of the Lakeshore Psychiatric Hospital land and buildings.

GOALS OF THE STUDY

The process for evaluating future use options for the hospital property has been based on four keys goals.

1. Determine Amount of Land to be Transferred to MTRCA. The Metro Toronto Regional Conservation Authority (MTRCA) has identified the Lakeshore Psychiatric Hospital site as part of its 5-Year Acquisition Plan. Originally the acquisition was to involve the entire Lakeshore site, but it was decided that this allotment should be reassessed to determine the most appropriate amount of land to be transferred.

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2. Assess the Existing Attributes of the Site. A second goal of the study was to understand the opportunities and constraints of the Lakeshore Psychiatric Hospital site in order to assess the optimum future use. Therefore an analysis of the existing buildings and of the physical terrain was conducted. A technical evaluation was made of the structural integrity and heritage value of the buildings.

   Similarly, to understand the opportunities and constraints posed by the terrain, environmental engineers analyzed the physical attributes of the grounds, including the type of soil, the site drainage, and the depth of the water table on the hospital property. This was an essential part of the study as these grounds had previously been classified as hazard land.

3. Understand the Various Interest Groups. A key factor in the study was input from the community to understand the viewpoints of the many interest groups. This understanding was assisted by the scheduling of public meetings and workshops, as well as the receipt of written submissions from individuals and organizations.

4. Identify Viable Reuse Concepts. From the understanding of the attributes of the property and the viewpoints of the various interest groups, the consultants developed decision criteria to assist in the assessment of the opportunities and constraints facing the future of this property. This resulted in the identification of a long list of reuse ideas, which were screened and categorized into concepts.

OPPORTUNITIES AND CONSTRAINTS

An assessment of the opportunities and constraints facing the Lakeshore Psychiatric Hospital property was part of the basis for the development of future reuse strategies for this site. In undertaking this analysis it was necessary to assess both the macro and micro influences on the property. The macro aspects of the analysis included an assessment of the location of the site within Metro Toronto and a market synopsis. The microanalysis highlighted the evaluation of the buildings and terrain, the heritage assessment of the property, the existing uses of the site, and the concerns of various interested parties.

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The study assessed both the attributes of the property and the concerns of the people interested in the property. Key conclusions include:

- Evaluation of buildings and terrain was positive. For buildings that have been around since the turn of the century, they are in remarkably good condition. There has been some deterioration but as yet not enough to affect the renovation potential of the buildings. Depending on the new use, it is likely that renovation would not be significantly more expensive than rebuilding.

  An analysis of the terrain showed a high water table, poor drainage at times, but the land should not restrict development on the site.

- Heritage assessment recommended some buildings be retained. As a major input to this study, a heritage analysis was undertaken by the Ministry of Citizenship and Culture. The results of this study indicated that the concept of the "farm hospital" was revolutionary for the time and worth preserving. The individual buildings were of lesser significance than the groupings of buildings. However, it did recommend that the quadrangle of residences and the administrative buildings, the Cumberland House, the Gatehouse, and the pavilion be identified as heritage properties.

- Existing users on site may constrain future development. The site is currently used by ex-psychiatric patients, a number of other social services, and film production companies. The psychiatric outpatient services and social services seem to be well suited to the property having achieved community acceptance. This type of service has been on the hospital property since its inception at the turn of the century.

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This site also offers resources unique in Ontario appropriate for use by the film community. The film companies currently on this site and the Ontario Film Development Corporation are very concerned about maintaining accessibility to the site for future film use.

These existing users are not necessarily compatible with some future users of the property. Therefore, reuse concepts must be compatible with these users or consider moving them to alternative locations.

- Interested parties' concerns must be considered for ultimate acceptance of reuse strategies. There are a number of groups who have a vested interest in this site.

    - The province of Ontario
    - The city of Etobicoke
    - MTRCA
    - The existing users
    - The Lakeshore residents
    - The Lakeshore merchants.

    The province is looking to identify the most beneficial uses for the property both in terms of economic growth in the province and a financial return from the property. The city is interested in serving the residents and in revitalizing the Lakeshore area. MTRCA would like to keep a substantial portion of the property as parkland.

    The existing users in most cases would prefer to stay on the property. The local residents want access to the site, many would like to see housing developed here as well as parkland. The task of this study was to integrate all these concerns as well as the opportunities and constraints into a number of future use strategies which would be of most benefit to all involved.

KEY CONCLUSIONS

Several viable reuse concepts resulted from this eight month study. In total, eight alternative concepts were developed as potential future uses for this site.

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Concept 1 - Status Quo Concept. This concept involves leaving the property essentially static. The buildings housing existing services would require some weatherproofing to protect them from future deterioration. The heating system currently in use would need to be replaced with something more cost efficient. Apart from these capital expenses, the property would remain much as it is now. It is assumed that no land would be transferred to MTRCA under this scenario.

Concept 2 - High Density Residential Concept. In concepts 2 through 7, it is assumed that institutional uses will stay on the site and be housed in a new building in the northeast corner of the property. It is also assumed that 24.6 acres of the site would be transferred to MTRCA for their parkland acquisition program. (See Exhibit 1)

In concept 2, seven storey apartment complexes would be developed along the west and northerly boundaries of the property allowing for 648 new residential units. The quadrangle of buildings, including the former patient cottages and administrative building, would be renovated into 171 apartment units. A grand total of 819 units.

Concept 3 - Medium Density Residential Concept. Similar to the previous concept, this reuse strategy involves developing a number of parcels of land into residential accommodation. In this scenario, however, the residential accommodation takes the form of both townhouses (67 units) and apartment units (459 units). A grand total of 526 units. (See Exhibit 1)

Concept 4 - Low Density Residential Concept. The low density concept restricts all new building development to three storey townhouses (121 units), except the historic quadrangle of buildings, which is renovated into 171 apartment units. A grand total of 292 units. (See Exhibit 2)

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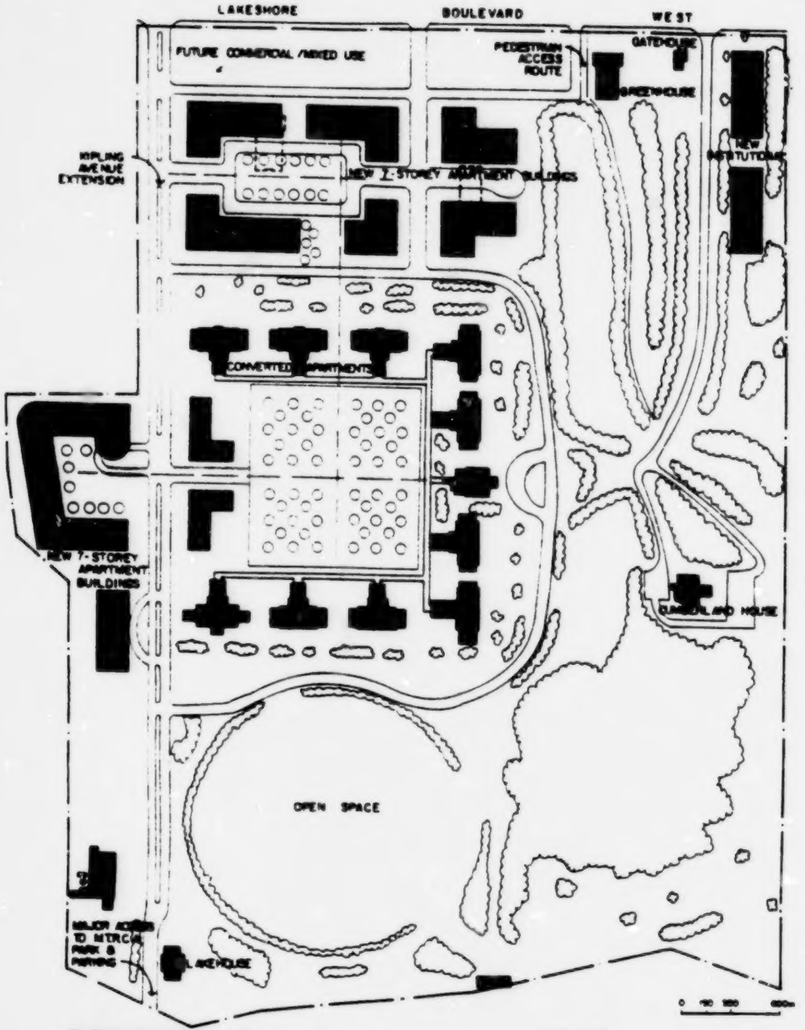
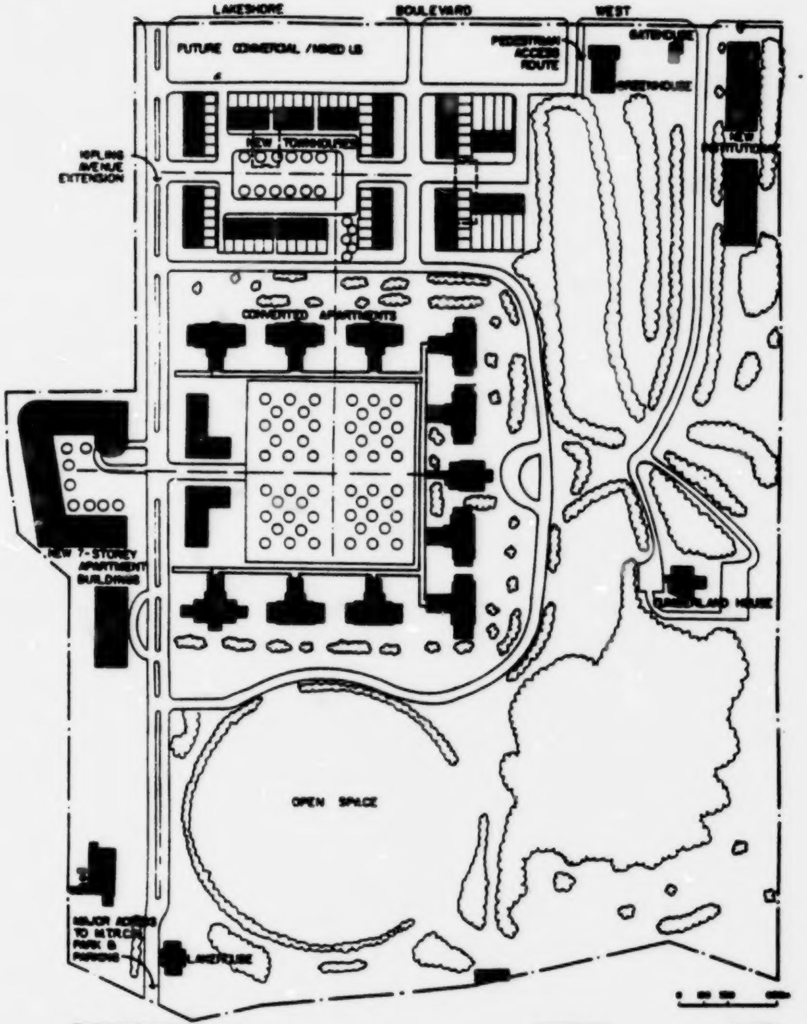
EXHIBIT 1


LAKESHORE
BOULEVARD
WEST
FUTURE COMMERCIAL /MIXED USE
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
GREENHOUSE
NEW INSTITUTIONAL
KIPLING AVENUE EXTENSION
NEW 2-STOREY APARTMENT BUILDINGS
CONVERTED APARTMENTS
NEW 7-STOREY APARTMENT BUILDINGS
CUMBERLAND HOUSE
OPEN SPACE
MAJOR ACCESS TO MTRCA PARK & PARKING
LAKEHOUSE

CONCEPT 2
RESIDENTIAL/INSTITUTIONAL
HIGH DENSITY

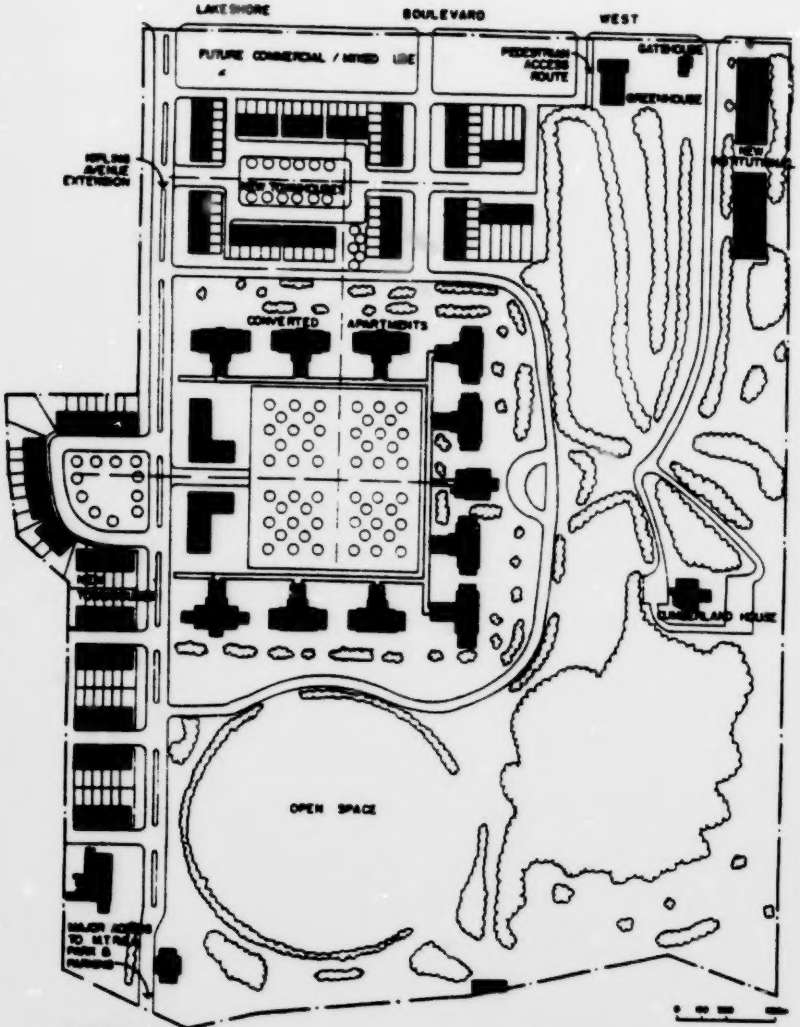
TOWNHOUSES	NIL
APARTMENTS	819 UNITS
INSTITUTIONAL	5574 m²


LAKESHORE
BOULEVARD
WEST
FUTURE COMMERCIAL /MIXED US
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
GREENHOUSE
NEW INSTITUTIONAL
KIPLING AVENUE EXTENSION
NEW TOWNHOUSES
CONVERTED APARTMENTS
NEW 7-STOREY APARTMENT BUILDINGS
CUMBERLAND HOUSE
OPEN SPACE
MAJOR ACCESS TO MTRCA PARK & PARKING
LAKEHOUSE

CONCEPT 3
RESIDENTIAL/INSTITUTIONAL
MEDIUM DENSITY

TOWNHOUSES	67 UNITS
APARTMENTS	439 UNITS
INSTITUTIONAL	5574 m²

EXHIBIT 2


LAKESHORE
BOULEVARD
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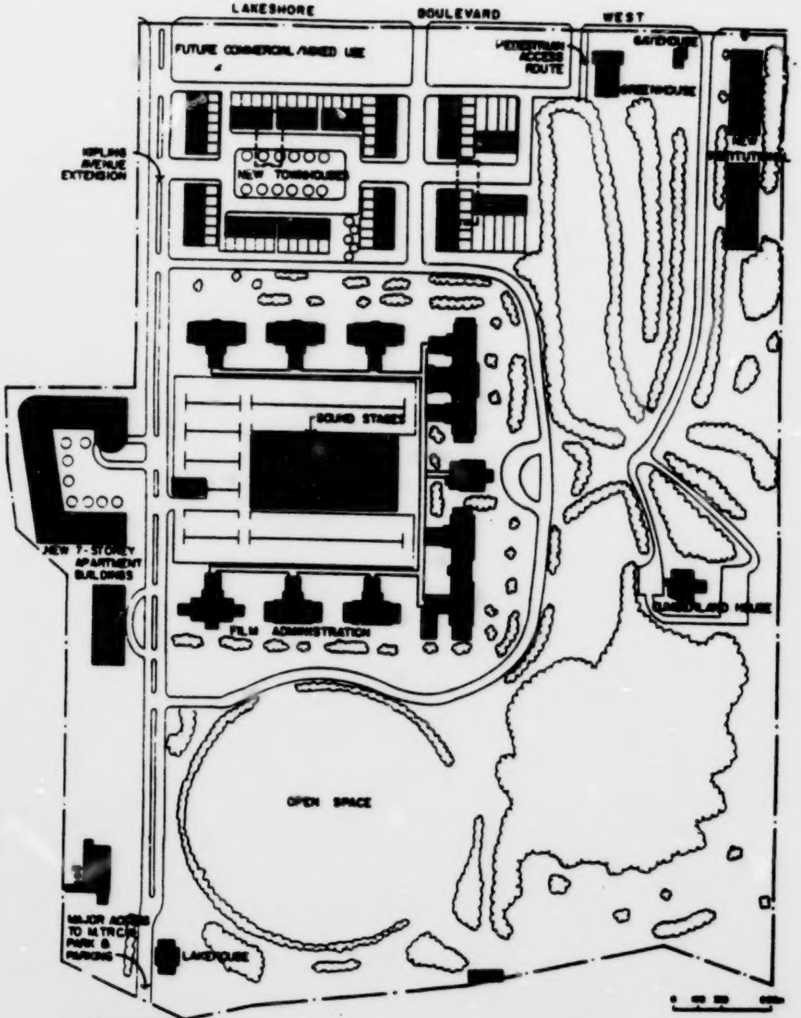
FUTURE COMMERCIAL / MIXED USE
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
GREENHOUSE
NEW INSTITUTIONAL
KIPLING AVENUE EXTENSION
NEW TOWNHOUSES
CONVERTED APARTMENTS
NEW TOWNHOUSES
CUMBERLAND HOUSE
OPEN SPACE
MAJOR ACCESS TO M.T.R.C.A. PARK & PARKING
0 100 200 400m

CONCEPT 4
RESIDENTIAL/INSTITUTIONAL
LOW DENSITY

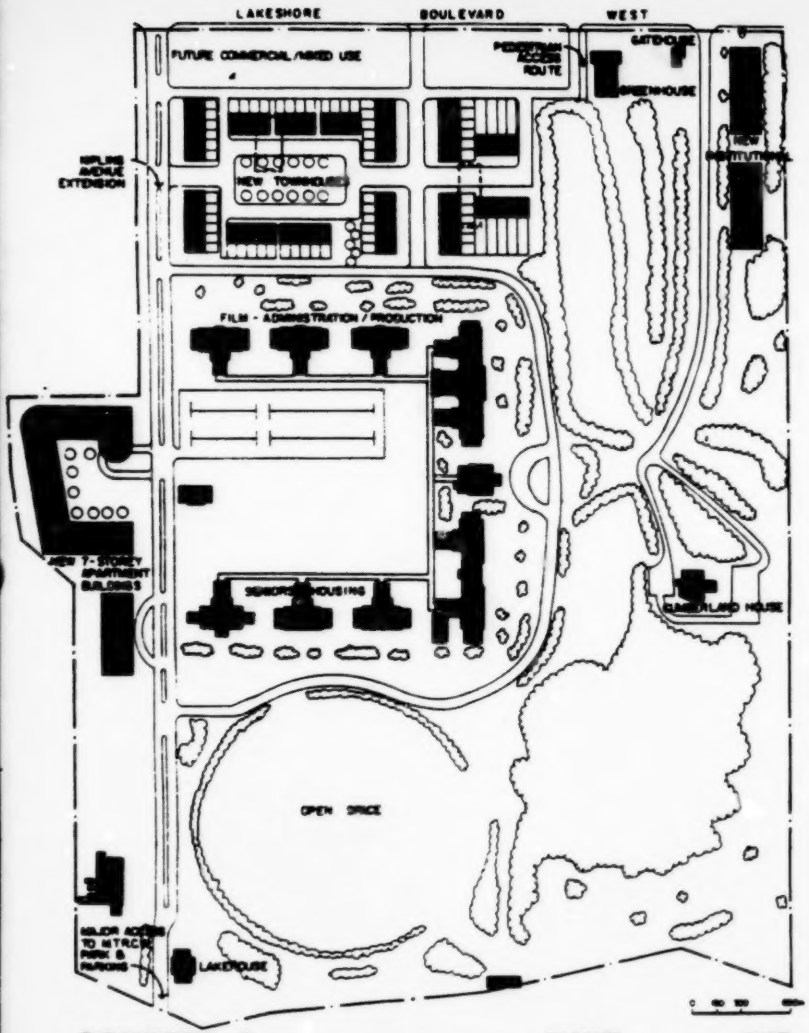
TOWNHOUSES	121 UNITS
APARTMENTS	171 UNITS
INSTITUTIONAL	8874 m²


LAKESHORE
BOULEVARD
WEST
FUTURE COMMERCIAL /MIXED USE
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
GREENHOUSE
NEW INSTITUTIONAL
KIPLING AVENUE EXTENSION
NEW TOWNHOUSES
SOUND STAGES
NEW 7-STOREY APARTMENT BUILDINGS
FILM ADMINISTRATION
CUMBERLAND HOUSE
OPEN SPACE
MAJOR ACCESS TO M.T.R.C.A. PARK & PARKING
LAKEHOUSE
0 100 200 400m

CONCEPT 5
RESIDENTIAL/INSTITUTIONAL/
FILM

TOWNHOUSES	67 UNITS
APARTMENTS	288 UNITS
INSTITUTIONAL	5874 m²
FILM	24710 m²

EXHIBIT 3


LAKESHORE
BOULEVARD
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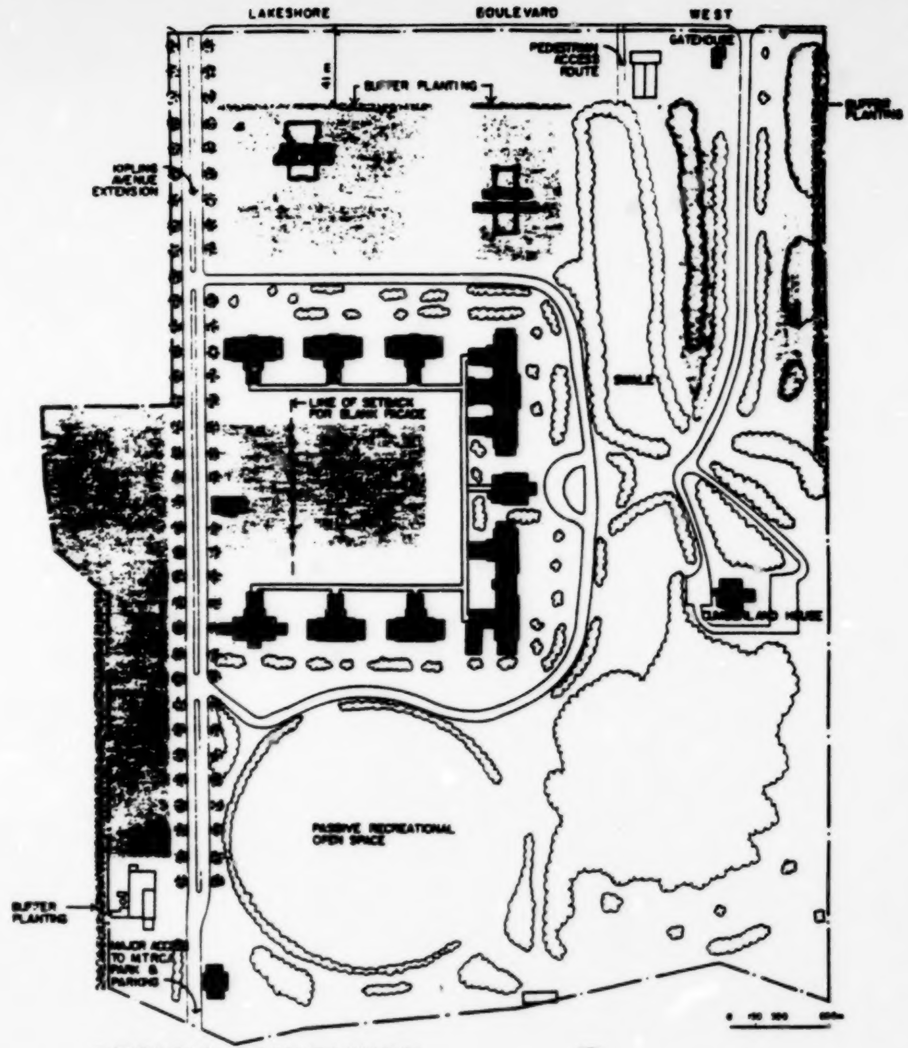
FUTURE COMMERCIAL/MIXED USE
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
GREENHOUSE
NEW INSTITUTIONAL
KIPLING AVENUE EXTENSION
NEW TOWNHOUSES
FILM - ADMINISTRATION / PRODUCTION
NEW 7-STOREY APARTMENT BUILDINGS
SENIORS' HOUSING
CUMBERLAND HOUSE
OPEN SPACE
MAJOR ACCESS TO MTRCA PARK & PARKING
LAKEHOUSE
0 150 300 600m

CONCEPT 6
RESIDENTIAL/INSTITUTIONAL/
FILM

TOWNHOUSES	67 UNITS
APARTMENTS	286 UNITS
INSTITUTIONAL	3574 m²
FILM	11080 m²
SENIOR'S HOUSING	9429 m²


LAKESHORE
BOULEVARD
WEST
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
BUFFER PLANTING
BUFFER PLANTING
KIPLING AVENUE EXTENSION
LINE OF SETBACK FOR BLANK FACADE
SWALE
CUMBERLAND HOUSE
PASSIVE RECREATIONAL OPEN SPACE
BUFFER PLANTING
MAJOR ACCESS TO MTRCA PARK & PARKING
0 150 300 600m

DESIGN GUIDELINES

KEY

☐ ALLOWABLE BUILDING DEVELOPMENT

■ BUILDINGS TO BE PRESERVED

Concept 5 - Major Film Uses and Residential Concept. In this scenario the entire quadrangle of historical buildings is dedicated to film use. These uses would include post-production facilities, dressing rooms, office space and three major sound stages to be constructed in the centre of the quadrangle. The remainder of the site would be developed into residential dwellings including 67 townhouses and 288 apartment units. A grand total of 355 units. (See Exhibit 2)

Concept 6 - Minor Film Uses and Residential Concept. Similar to the previous concept, half of the quadrangle in this scenario would be developed for film uses. The remainder of the quadrangle would be turned into a seniors' residence. As above, the remaining developable land would be a mixture of townhouses and apartments (355 units). (See Exhibit 3)

Concept 7 - Minor Film Uses Plus Conference Centre and Residential Concept. Similar to the scenario in Concept 6, half of the quadrangle would be used for film and the remainder of the quadrangle would be developed as a conference centre, and residential development.

Concept 8 - Transfer All Land Except Historic Quadrangle to MTRCA Concept. This concept would involve upgrading the quadrangle and keeping the existing services currently on site. It also would allow for the continuation of film production on the property. The remainder of the site would be transferred to MTRCA for their use as parkland in their acquisition program.

Mixed Use Reflects Goals

Resulting from the analysis of the opportunities and constraints, a mixed use strategy responds best to the initial goals. To honour the agreement with the MTRCA and to respond to the communities' strong concern, a portion of the site should be maintained as parkland.

Another component of this mixed use strategy should be to allow the existing institutional users to remain on the site. Previous attempts to relocate these outpatient services elsewhere in the community met with strong opposition. However, the community seems satisfied with the existing arrangement of offering these services from the Lakeshore Hospital. As long as these conditions continued, this is probably the best location for these users. Any final decisions on the future of these provincial programs and their locations will be the responsibility of their parent ministries.

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Heritage Significance Should Be Recognized in Future Uses

The quadrangle of cottages and administrative buildings should be retained and renovated into new uses. In addition, the Cumberland House, which has been used as the Jean Tweed Centre for the last few years, should also be maintained. Any future developments on the hospital grounds should incorporate the heritage value of the property and the historical significance of this former "hospital-farming community". (See Exhibit 3)

IMPLEMENTING FUTURE USES

Regardless of the ultimate future use selected, certain short term steps and general guidelines will facilitate the planning and execution of this implementation phase.

A Number of Short Term Will Advance Implementation Program

These steps address issues important to the interested parties which have surfaced during the study. In recognizing these issues as part of the due process of implementation, we feel that acceptance of the reuse strategy decision will be facilitated. Seven short term measures are recommended.

1. Communicate findings to public. Present a precis of the report at a public meeting to inform the public of potential opportunities and solicit comments.
2. Decide on MTRCA parkland allotment. Respond to the Metro Toronto Regional Conservation Authority's request and decide what the extent of the Ministry of Government Services' contribution of land will be.
3. Decide on most appropriate future use strategy. Prior to assessing the most appropriate strategy, a decision as to whether to continue to offer psychiatric services on the hospital site must be made. This being resolved, the most compatible and appropriate reuse strategy can then be chosen.
4. Protect buildings. Steps should be taken to secure the facilities and to encourage increased police patrol as a means of discouraging vandalism on the property.

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5. Map out timing and phasing. After resolving the issues of whether to allow existing users to remain on the site and whether to mothball specific buildings, a preferred phasing for the development of future uses should be considered.

6. Review and revise official plan. Based on the future use strategy decision, applications for appropriate rezoning should be made to the municipal authorities.

7. Issue proposal call. To identify serious developer interest for the preferred concepts, a proposal call should be issued.

Some General Guidelines Will Promote Future Use Strategy

The local residents and neighbouring landowners can enhance the development of future activities on the hospital property if they are involved in the implementation process.

The Lakeshore Psychiatric Hospital site is a valuable parcel of land to the residents in the Lakeshore area as it has the potential for increasing prestige and quality of life in South Etobicoke. It is important therefore, to keep the residents informed of the status and direction of future activities on the property.

An opportunity to further involve Lakeshore residents in the future of the site can be optimized by inviting interested parties to submit proposals for undertaking some of the future uses.

The neighbouring landowners, Metro Public Works and Humber College, who own the properties to the west of Kipling Avenue have important roles to play in attaining a compatible and high quality level of future development. Public enjoyment and the quality of development will be enhanced by cooperation and collaboration among the principal landowners.

Lakeshore Planning Study

Final Report

Future Use Options For The
Lakeshore Psychiatric
Hospital Property

PREPARED FOR THE
MINISTRY OF GOVERNMENT SERVICES
AND THE CITY OF ETOBICOKE

By

**PETER
BARNARD
ASSOCIATES**

IN ASSOCIATION WITH
A.J. DIAMOND PLANNERS LTD.

SEPTEMBER, 1986

**PETER
BARNARD
ASSOCIATES**

73 Richmond Street West Suite 305
Toronto, Ontario Canada M5H 1Z4
(416) 865 1477

September 11, 1986

11673-001

Mr. Rob Lowry
Director, Planning Branch
Ministry of Government Services
Ferguson Block, Queen's Park
Toronto, Ontario

Dear Mr. Lowry:

Re: Lakeshore Planning Study

With this letter we are pleased to submit the Final Report completing our work on the Lakeshore Planning Study. This report documents the findings of our work, and presents some proposed concepts for reuse of the hospital property.

As you know, the study took place over an eight-month period and represents a significant amount of original research. The resulting reuse concepts reflect an assessment of the heritage significance of the property, the concerns of the community and the role of the Province and the City of Etobicoke.

The process followed to conduct this study involved a considerable amount of public participation. In addition to the regular meetings held with the Lakeshore Planning Study Steering Committee, the consultants interviewed over 50 groups and individuals with a vested interested in the site. These contacts have been delineated in the appendices to this report. The public consultation process was continued through two public information meetings and four interactive workshops. We feel that this process has helped gain the trust of the public which will facilitate acceptance and implementation of your chosen strategy.

Before presenting the report, we would like to highlight the contents of its various chapters.

- Chapter One: Principles of Site Use. Through our background work in Phases 1 and 2, and through our interaction with the public and the Steering Committee, a number of principles or guidelines were identified to help shape the proposed reuse concepts. These principles considered the existing uses and condition of the Lakeshore Hospital property as well as the criteria guiding the reuse strategy.

- Chapter Two: Future Use Concepts. This chapter highlights the alternative reuse concepts resulting from the background research and the opportunities and constraints provided by the site. The chapter begins by describing a long list of proposals to be refined using the decision criteria identified as part of the strategy and concludes by proposing eight viable reuse concepts. The design and financial ramifications of each concept are also discussed.

- Chapter Three: Implementation Strategy. To facilitate the reuse of the Lakeshore Hospital property, an implementation strategy was devised. This chapter delineates some short term steps which can be taken to assist in the planning and execution of any future activities. The implementation strategy also recommends some general guidelines to facilitate the planning and execution of the chosen reuse strategy.

In addition to these three chapters an extensive set of appendices have been included with this document. They outline the background of the report, the public consultation process, the financial considerations of each concept, as well as a series of proposed development guidelines.

The final report is not intended to be a summary of all the work done over the eight-month period but a working guide for consideration by the Province in its development of a reuse strategy for the Hospital property. The documentation for Phase 1 and 2 provide the market rationale, the results of the investigation of the integrity of the buildings and terrain, and some early conclusions about the property.

An executive summary has been prepared to highlight the key findings of this report, which can be made available for general distribution.

In conclusion, we would like to stress the importance of the continuation of the process developed during this study; a process which highlights collaborative involvement by the City and the Province, and interaction with the residents of the Lakeshore area.

We feel confident that the concepts outlined in this report are practical, implementable and sensitive to the interested parties.

It has been a pleasure to have been of service to the Ministry of Government Services and the City of Etobicoke, and to have had the opportunity to work on such an interesting and challenging study.

Respectfully submitted,

Peter Barnard Associates

Peter Barnard Associates

STEERING COMMITTEE MEMBERS

Naomi Faulkner
Ministry of Government Services
Planning Branch

Rob Lowry
Ministry of Government Services
Planning Branch

Barry Crowe (Representing Dave McHugh)
Ministry of Government Services
Realty Services Branch

Laurie McPherson
City of Etobicoke
Policy and Research Division

Connie Nichols
City of Etobicoke
Policy and Research Division

Jean Simonton
Ministry of Citizenship and Culture
Architecture and Heritage Planning

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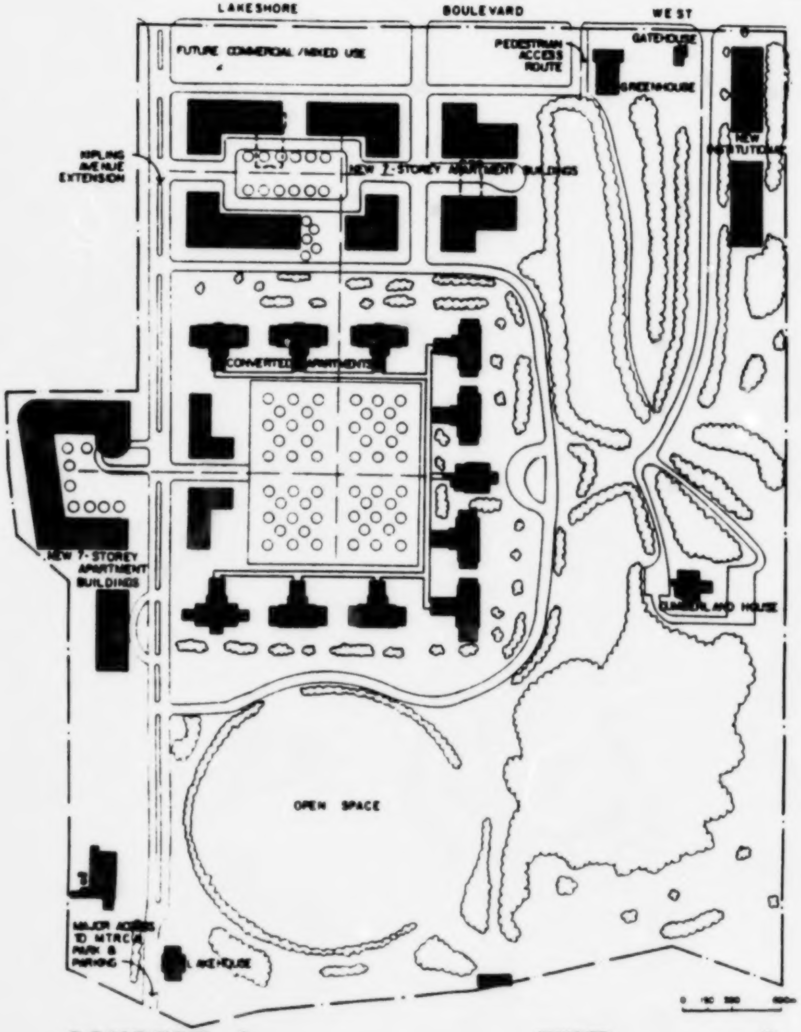
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OPEN SPACE
MAJOR ACCESS TO MTRCA PARK & PARKING
LAKEHOUSE

CONCEPT 2
RESIDENTIAL/INSTITUTIONAL
HIGH DENSITY

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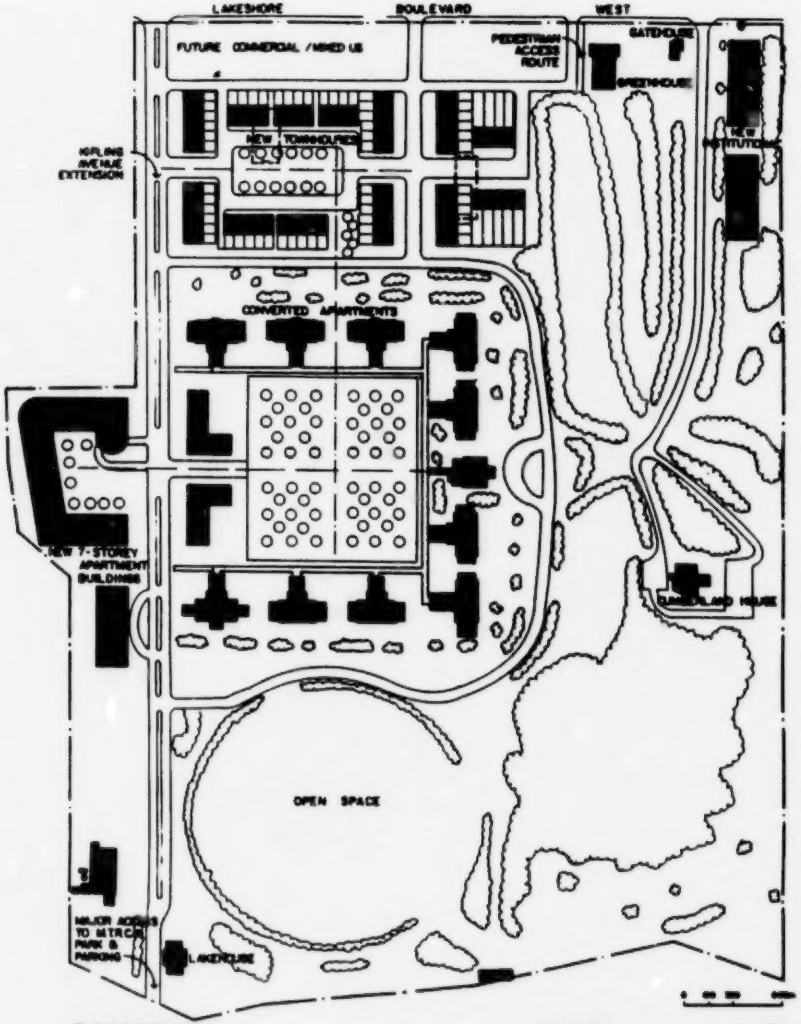
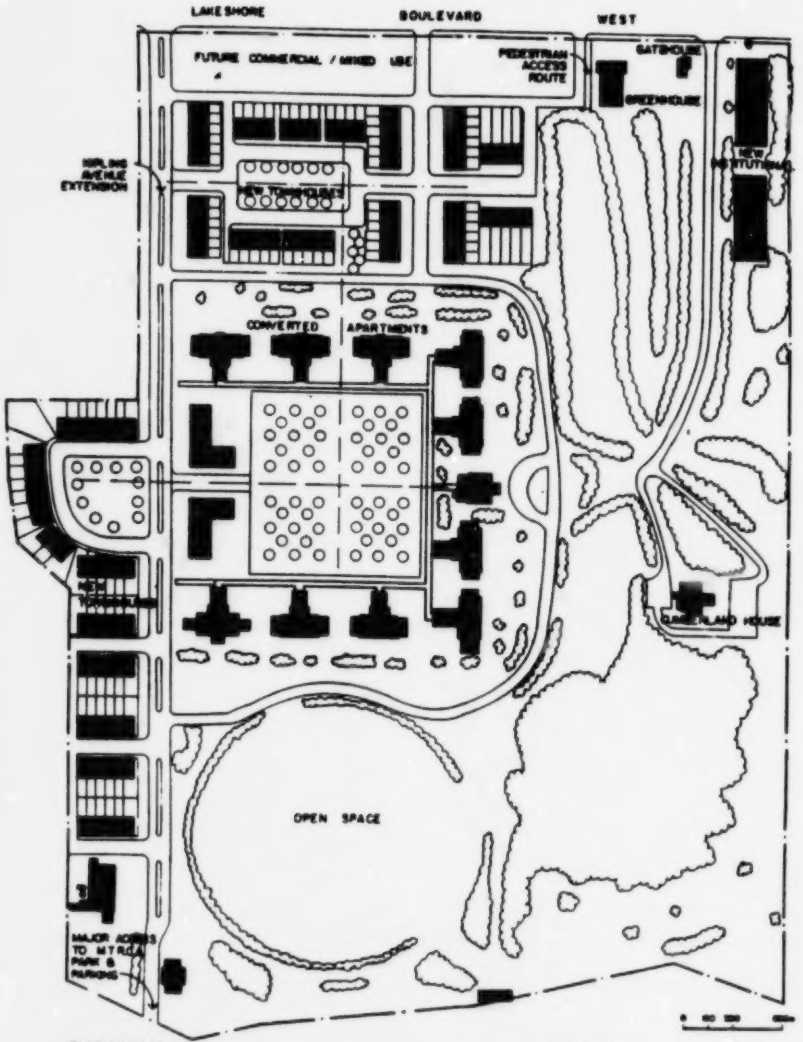
APARTMENTS	819 UNITS
INSTITUTIONAL	5574 m²


LAKESHORE
BOULEVARD
WEST
FUTURE COMMERCIAL / MIXED US
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
GREENHOUSE
NEW INSTITUTIONAL
KIPLING AVENUE EXTENSION
NEW TOWNHOUSES
CONVERTED APARTMENTS
NEW 7-STOREY APARTMENT BUILDINGS
CUMBERLAND HOUSE
OPEN SPACE
MAJOR ACCESS TO MTRCA PARK & PARKING
LAKEHOUSE

CONCEPT 3
RESIDENTIAL/INSTITUTIONAL
MEDIUM DENSITY

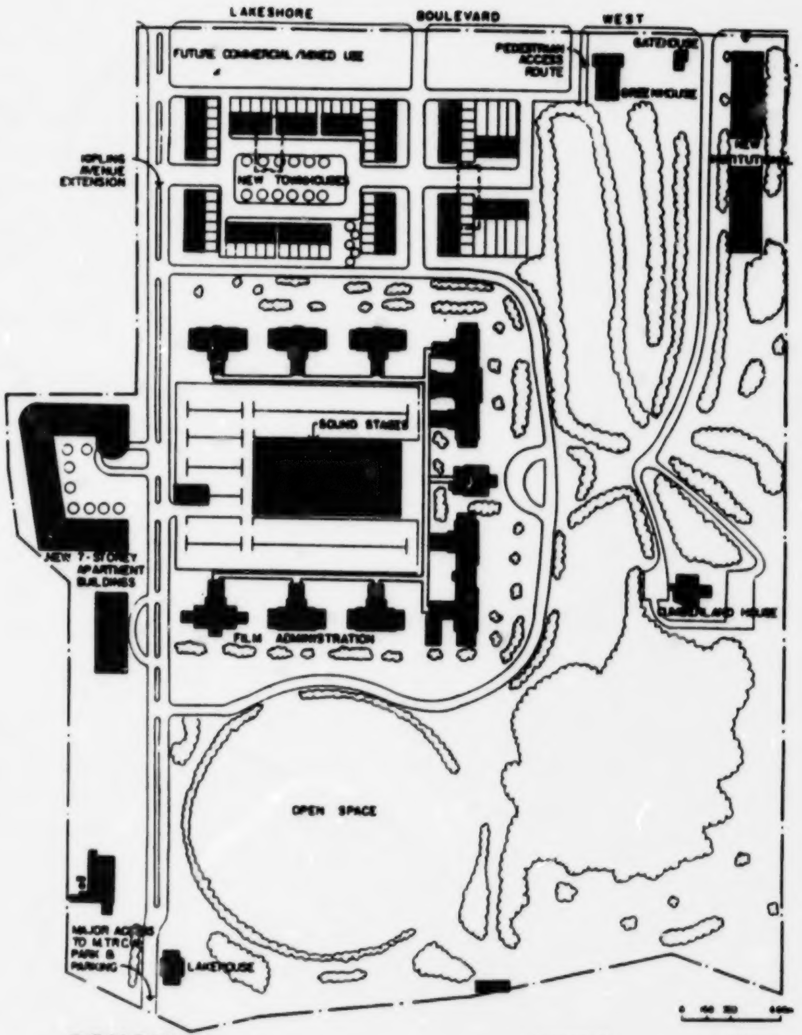
TOWNHOUSES	67 UNITS
APARTMENTS	459 UNITS
INSTITUTIONAL	5574 m²

EXHIBIT 2


LAKESHORE
BOULEVARD
WEST
FUTURE COMMERCIAL / MIXED USE
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
GREENHOUSE
NEW INSTITUTIONAL
KIPLING AVENUE EXTENSION
NEW TOWNHOUSES
CONVERTED APARTMENTS
NEW TOWNHOUSES
CUMBERLAND HOUSE
OPEN SPACE
MAJOR ACCESS TO M.T.R.C.A. PARK & PARKING
0 100 200 400m

CONCEPT 4
RESIDENTIAL/INSTITUTIONAL
LOW DENSITY

TOWNHOUSES	121 UNITS
APARTMENTS	171 UNITS
INSTITUTIONAL	5574 m²


LAKESHORE
BOULEVARD
WEST
FUTURE COMMERCIAL /MIXED USE
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
GREENHOUSE
NEW INSTITUTIONAL
KIPLING AVENUE EXTENSION
NEW TOWNHOUSES
SOUND STAGES
NEW 7-STOREY APARTMENT BUILDINGS
FILM ADMINISTRATION
CUMBERLAND HOUSE
OPEN SPACE
MAJOR ACCESS TO M.T.R.C.A. PARK & PARKING
LAKEHOUSE
0 100 200 400m

CONCEPT 5
RESIDENTIAL/INSTITUTIONAL/
FILM

TOWNHOUSES	67 UNITS
APARTMENTS	208 UNITS
INSTITUTIONAL	5574 m²
FILM	24710 m²

Concept 1 - Status Quo Concept. This concept involves leaving the property essentially static. The buildings housing existing services would require some weatherproofing to protect them from future deterioration. The heating system currently in use would need to be replaced with something more cost efficient. Apart from these capital expenses, the property would remain much as it is now. It is assumed that no land would be transferred to MTRCA under this scenario.

Concept 2 - High Density Residential Concept. In concepts 2 through 7, it is assumed that institutional uses will stay on the site and be housed in a new building in the northeast corner of the property. It is also assumed that 24.6 acres of the site would be transferred to MTRCA for their parkland acquisition program. (See Exhibit 1)

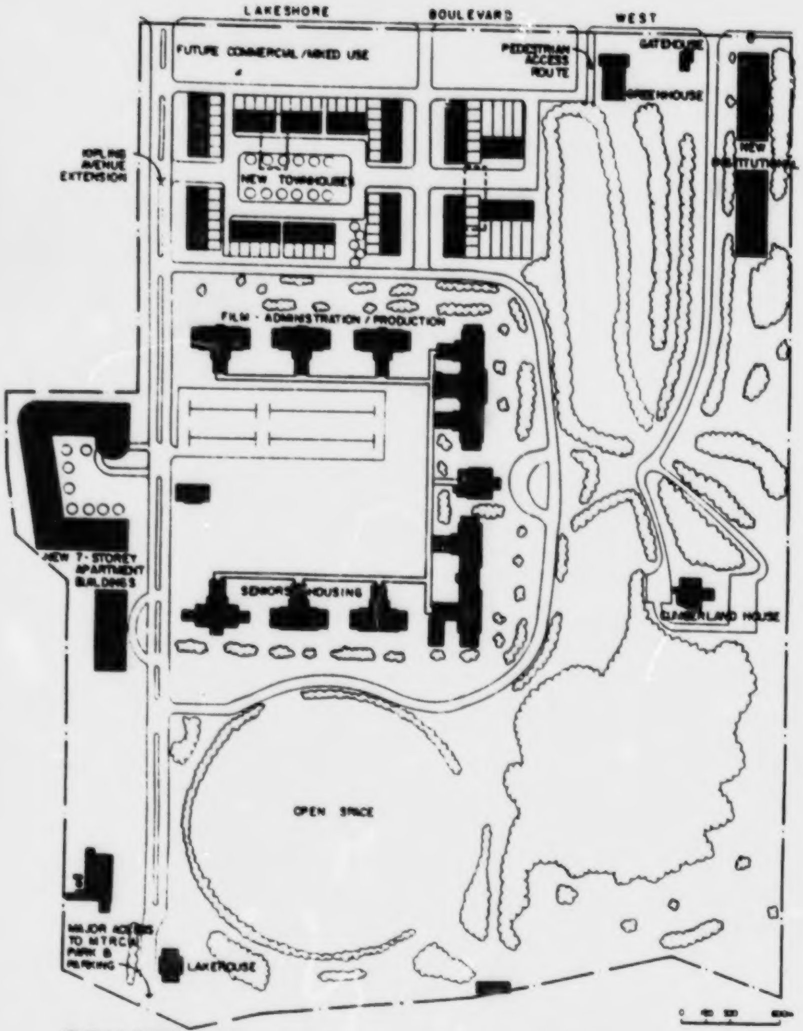
In concept 2, seven storey apartment complexes would be developed along the west and northerly boundaries of the property allowing for 648 new residential units. The quadrangle of buildings, including the former patient cottages and administrative building, would be renovated into 171 apartment units. A grand total of 819 units.

Concept 3 - Medium Density Residential Concept. Similar to the previous concept, this reuse strategy involves developing a number of parcels of land into residential accommodation. In this scenario, however, the residential accommodation takes the form of both townhouses (67 units) and apartment units (459 units). A grand total of 526 units. (See Exhibit 1)

Concept 4 - Low Density Residential Concept. The low density concept restricts all new building development to three storey townhouses (121 units), except the historic quadrangle of buildings, which is renovated into 171 apartment units. A grand total of 292 units. (See Exhibit 2)

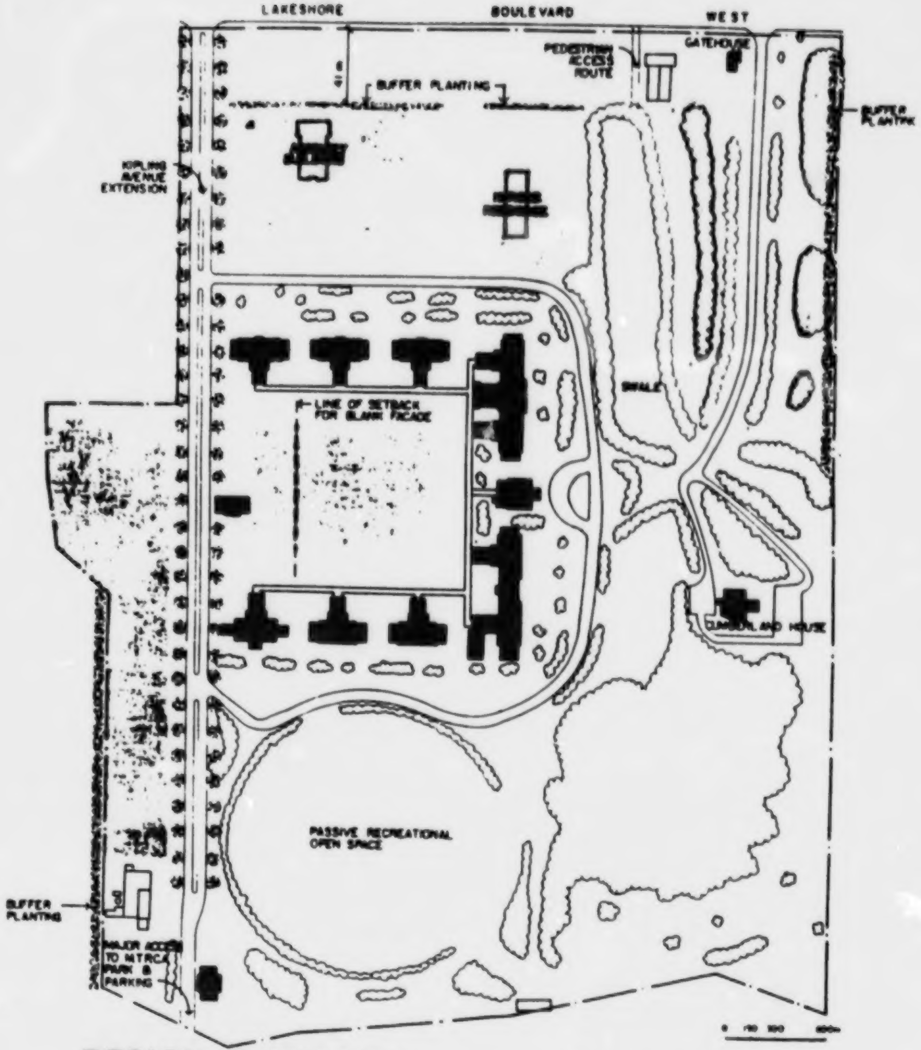
Concept 5 - Major Film Uses and Residential Concept. In this scenario the entire quadrangle of historical buildings is dedicated to film use. These uses would include post-production facilities, dressing rooms, office space and three major sound stages to be constructed in the centre of the quadrangle. The remainder of the site would be developed into residential dwellings including 67 townhouses and 288 apartment units. A grand total of 355 units. (See Exhibit 2)

EXHIBIT 3


LAKESHORE
BOULEVARD
WEST
FUTURE COMMERCIAL/MIXED USE
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
GREENHOUSE
KIPLING AVENUE EXTENSION
NEW TOWNHOUSES
NEW INSTITUTIONAL
FILM - ADMINISTRATION / PRODUCTION
NEW 7-STOREY APARTMENT BUILDINGS
SENIORS' HOUSING
CUMBERLAND HOUSE
OPEN SPACE
MAJOR ACCESS TO MTRCA PARK & PARKING
LAKEHOUSE
0 100 300 600m

CONCEPT 6
RESIDENTIAL/INSTITUTIONAL/
FILM

TOWNHOUSES	67 UNITS
APARTMENTS	258 UNITS
INSTITUTIONAL	5574 m²
FILM	11090 m²
SENIOR'S HOUSING	9439 m²


LAKESHORE
BOULEVARD
WEST
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
BUFFER PLANTING
BUFFER PLANTING
KIPLING AVENUE EXTENSION
SWALE
LINE OF SETBACK FOR BLANK FACADE
CUMBERLAND HOUSE
PASSIVE RECREATIONAL OPEN SPACE
BUFFER PLANTING
MAJOR ACCESS TO MTRCA PARK & PARKING
0 100 300 600m

DESIGN GUIDELINES

KEY

☐	ALLOWABLE BUILDING DEVELOPMENT
■	BUILDINGS TO BE PRESERVED

Concept 6 - Minor Film Uses and Residential Concept. Similar to the previous concept, half of the quadrangle in this scenario would be developed for film uses. The remainder of the quadrangle would be turned into a seniors' residence. As above, the remaining developable land would be a mixture of townhouses and apartments (355 units). (See Exhibit 3)

Concept 7 - Minor Film Uses Plus Conference Centre and Residential Concept. Similar to the scenario in Concept 6, half of the quadrangle would be used for film and the remainder of the quadrangle would be developed as a conference centre, and residential development.

Concept 8 - Transfer All Land Except Historic Quadrangle to MTRCA Concept. This concept would involve upgrading the quadrangle and keeping the existing services currently on site. It also would allow for the continuation of film production on the property. The remainder of the site would be transferred to MTRCA for their use as parkland in their acquisition program.

Mixed Use Reflects Goals

Resulting from the analysis of the opportunities and constraints, a mixed use strategy responds best to the initial goals. To honour the agreement with the MTRCA and to respond to the communities' strong concern, a portion of the site should be maintained as parkland.

Another component of this mixed use strategy should be to allow the existing institutional users to remain on the site. Previous attempts to relocate these outpatient services elsewhere in the community met with strong opposition. However, the community seems satisfied with the existing arrangement of offering these services from the Lakeshore Hospital. As long as these conditions continue, this is probably the best location for these users. Any final decisions on the future of these provincial programs and their locations will be the responsibility of their parent ministries.

Heritage Significance Should Be Recognized in Future Uses

The quadrangle of cottages and administrative buildings should be retained and renovated into new uses. In addition, the Cumberland House, which has been used as the Jean Tweed Centre for the last few years, should also be maintained. Any future developments on the hospital grounds should incorporate the heritage value of the property and the historical significance of this former "hospital-farming community". (See Exhibit 3)

IMPLEMENTING FUTURE USES

Regardless of the ultimate future use selected, certain short term steps and general guidelines will facilitate the planning and execution of this implementation phase.

A Number of Short Term Steps Will Advance Implementation Program

These steps address issues important to the interested parties which have surfaced during the study. In recognizing these issues as part of the due process of implementation, we feel that acceptance of the reuse strategy decision will be facilitated. Seven short term measures are recommended.

1. Communicate findings to public. Present a precis of the report at a public meeting to inform the public of potential opportunities and solicit comments.

2. Decide on MTRCA parkland allotment. Respond to the Metro Toronto Regional Conservation Authority's request and decide what the extent of the Ministry of Government Services' contribution of land will be.

3. Decide on most appropriate future use strategy. Prior to assessing the most appropriate strategy, a decision as to whether to continue to offer psychiatric services on the Hospital site must be made. This being resolved, the most compatible and appropriate reuse strategy can then be chosen.

4. Protect buildings. Steps should be taken to secure the facilities and to encourage increased police patrol as a means of discouraging vandalism on the property.

5. Map out timing and phasing. After resolving the issues of whether to allow existing users to remain on the site and whether to mothball specific buildings, a preferred phasing for the development of future uses should be considered.

6. Review and revise official plan. Based on the future use strategy decision, applications for appropriate rezoning should be made to the Municipal authorities.

7. Issue proposal call. To identify serious developer interest for the preferred concepts, a proposal call should be issued.

Some General Guidelines Will Promote Future Use Strategy

The local residents and neighbouring landowners can enhance the development of future activities on the hospital property if they are involved in the implementation process.

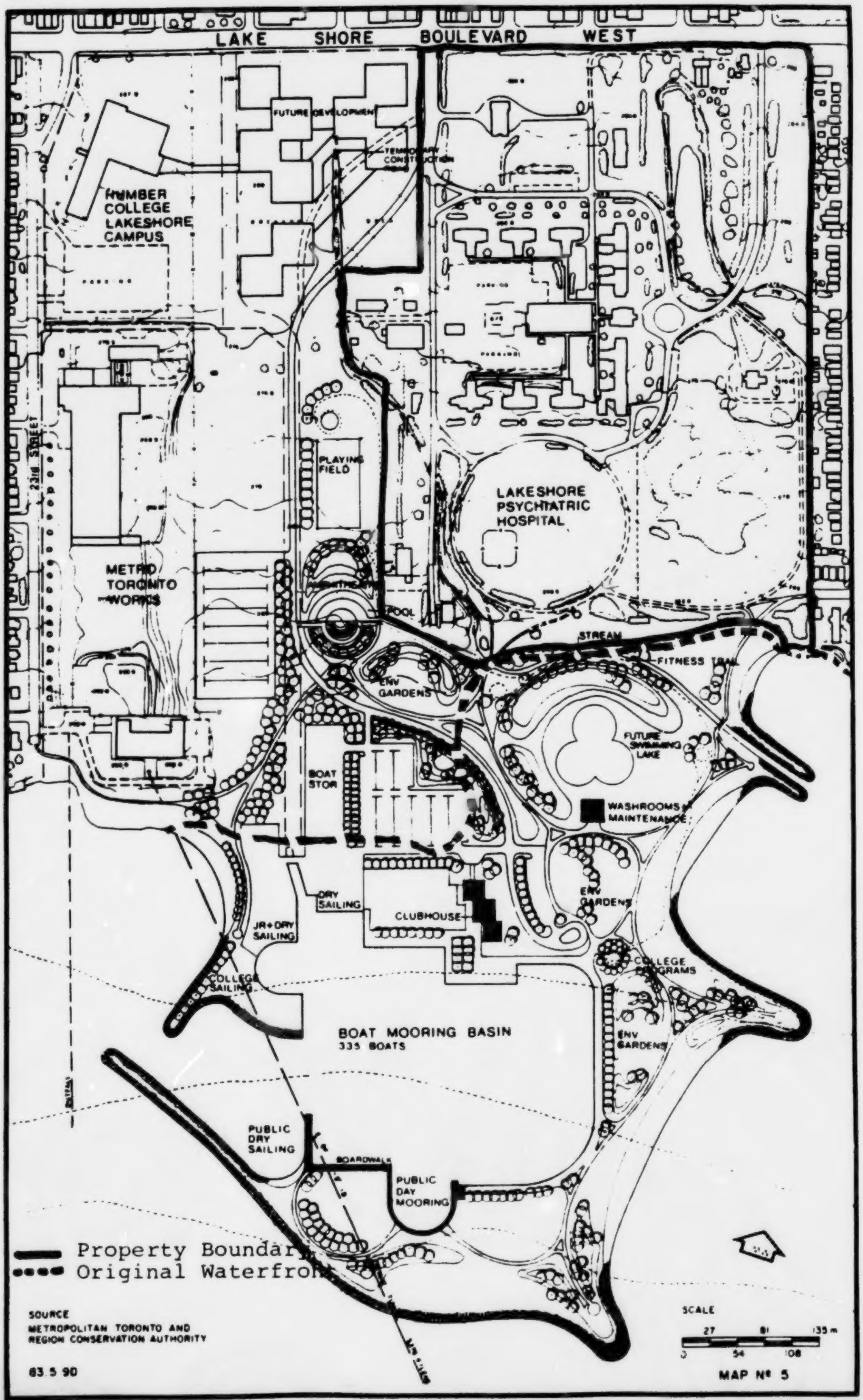
The Lakeshore Psychiatric Hospital site is a valuable parcel of land to the residents in the Lakeshore area as it has the potential for increasing prestige and quality of life in South Etobicoke. It is important therefore, to keep the residents informed of the status and direction of future activities on the property.

An opportunity to further involve Lakeshore residents in the future of the site can be optimized by inviting interested parties to submit proposals for undertaking some of the future uses.

The neighbouring landowners, Metro Public Works and Humber College, who own the properties to the west of Kipling Avenue have important roles to play in attaining a compatible and high quality level of future development. Public enjoyment and the quality of development will be enhanced by cooperation and collaboration among the principal landowners.

EXHIBIT 1.1

COLONEL SAMUEL SMITH WATERFRONT AREA


LAKE SHORE BOULEVARD WEST
FUTURE DEVELOPMENT
TEMPORARY CONSTRUCTION
HUMBER COLLEGE LAKESHORE CAMPUS
23rd STREET
PLAYING FIELD
LAKESHORE PSYCHIATRIC HOSPITAL
METRO TORONTO WORKS
AMPHITHEATRE
POOL
STREAM
FITNESS TRAIL
ENV GARDENS
FUTURE SWIMMING LAKE
BOAT STOR
WASHROOMS & MAINTENANCE
DRY SAILING
JR+DRY SAILING
CLUBHOUSE
ENV GARDENS
COLLEGE PROGRAMS
COLLEGE SAILING
BOAT MOORING BASIN
335 BOATS
ENV GARDENS
PUBLIC DRY SAILING
BOARDWALK
PUBLIC DAY MOORING
Property Boundary
Original Waterfront
SCALE
27
81
135 m
0
54
108
MAP Nº 5

SOURCE
METROPOLITAN TORONTO AND
REGION CONSERVATION AUTHORITY

83.5.90

1. PRINCIPLES OF SITE USE

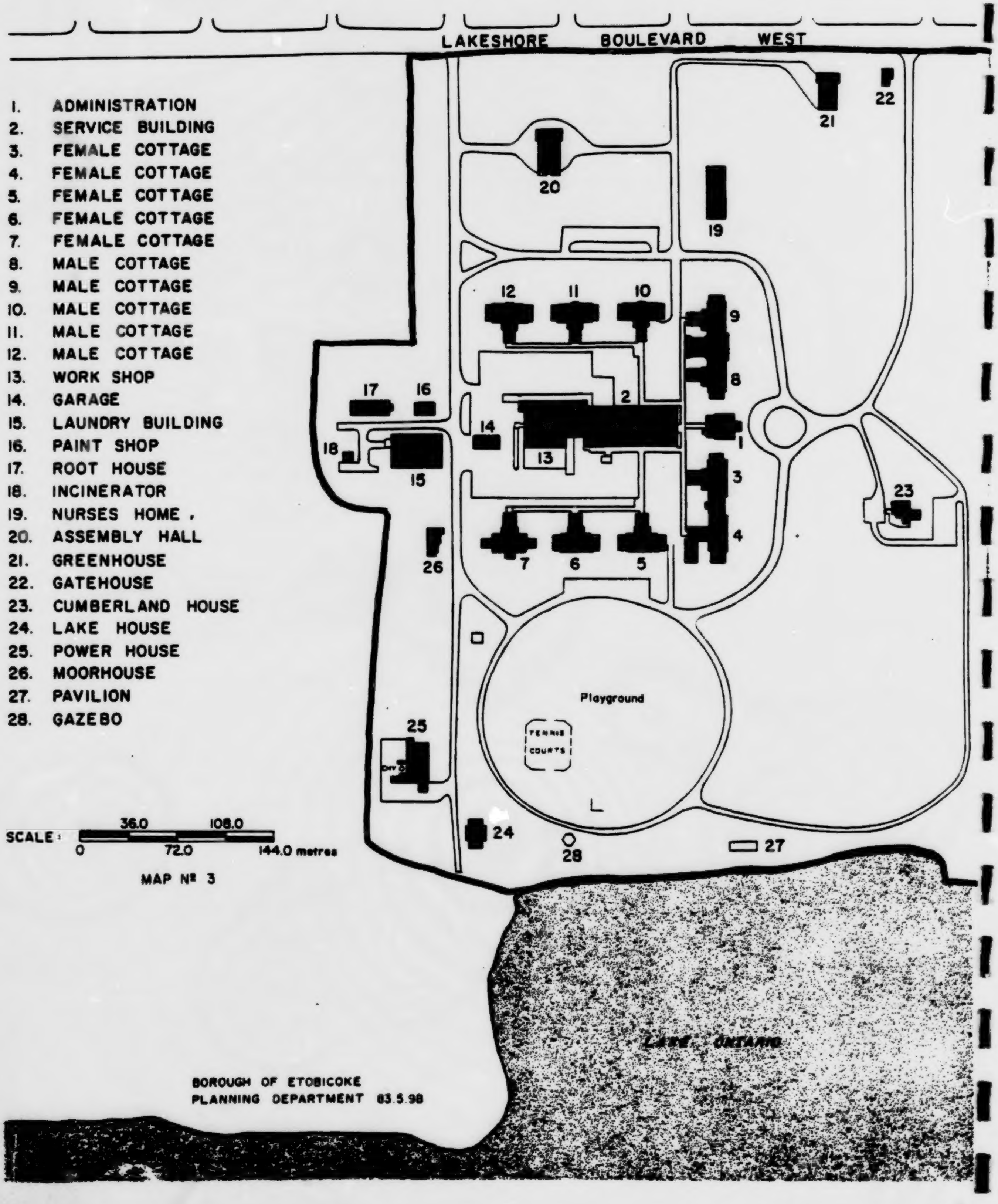
The 63.5 acre Lakeshore Psychiatric Hospital site was used as a hospital for the mentally ill from 1890 until 1979 when the decision was made to close the facility. Since the closure of the in-patient facility, many people have proposed ideas and reuse plans for this property. To date, the property has remained unchanged. The buildings and the park-like setting are used by out patient clinics, other community and social service groups and various film production companies. The Metropolitan Toronto Regional Conservation Authority is in the midst of constructing a 70.4 acre marina and waterfront park at the southern edge of the property which will influence how people use the area (see Exhibit 1.1).

The Government of Ontario owns the property and buildings which it operates through its Ministry of Government Services. The City of Etobicoke has also taken an active interest in the future of the site as it is of great value to the community. Together, the Province and the City sponsored a study and hired the consulting firms of Peter Barnard Associates and A.J. Diamond Planners Ltd. to undertake a market and planning analysis of the Lakeshore Psychiatric Hospital property and to propose future uses, as appropriate, for consideration by the Government of Ontario. The property has also been identified by the Metro Toronto Region Conservation Authority (MTRCA) as a potential acquisition for their parkland program.

In conducting this study, the consultants actively solicited the views of community groups and residents, analyzed the existing uses and the potential uses for the property, market demand for the reuse concepts, the integrity of the buildings and the historical significance of the property. This final report identifies the long list of possible uses, the decision criteria used to refine this list, the short list of proposed future use concepts, their physical design and associated costs, and some recommendations as to appropriate steps for implementing the future use strategy.

EXHIBIT 1.2

SITE LAYOUT & BUILDINGS


LAKESHORE BOULEVARD WEST
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
Playground
TENNIS COURTS
LAKE ONTARIO

1. ADMINISTRATION
2. SERVICE BUILDING
3. FEMALE COTTAGE
4. FEMALE COTTAGE
5. FEMALE COTTAGE
6. FEMALE COTTAGE
7. FEMALE COTTAGE
8. MALE COTTAGE
9. MALE COTTAGE
10. MALE COTTAGE
11. MALE COTTAGE
12. MALE COTTAGE
13. WORK SHOP
14. GARAGE
15. LAUNDRY BUILDING
16. PAINT SHOP
17. ROOT HOUSE
18. INCINERATOR
19. NURSES HOME .
20. ASSEMBLY HALL
21. GREENHOUSE
22. GATEHOUSE
23. CUMBERLAND HOUSE
24. LAKE HOUSE
25. POWER HOUSE
26. MOORHOUSE
27. PAVILION
28. GAZEBO

SCALE: 0 36.0 72.0 108.0 144.0 metres

MAP Nº 3

BOROUGH OF ETOBICOKE
PLANNING DEPARTMENT 83.5.98

EXISTING USES AND CONDITIONS

The reuse concepts for the hospital property are shaped by the fact that the property is not a vacant piece of land but has a history, buildings and several tenants. The property also has some development on it of historical significance. The heritage aspect of the property comprises two significant factors, the design and character of the buildings and their natural setting. These and other factors have to be taken into consideration when planning for the future use of the site and its buildings.

Large, Attractive Property

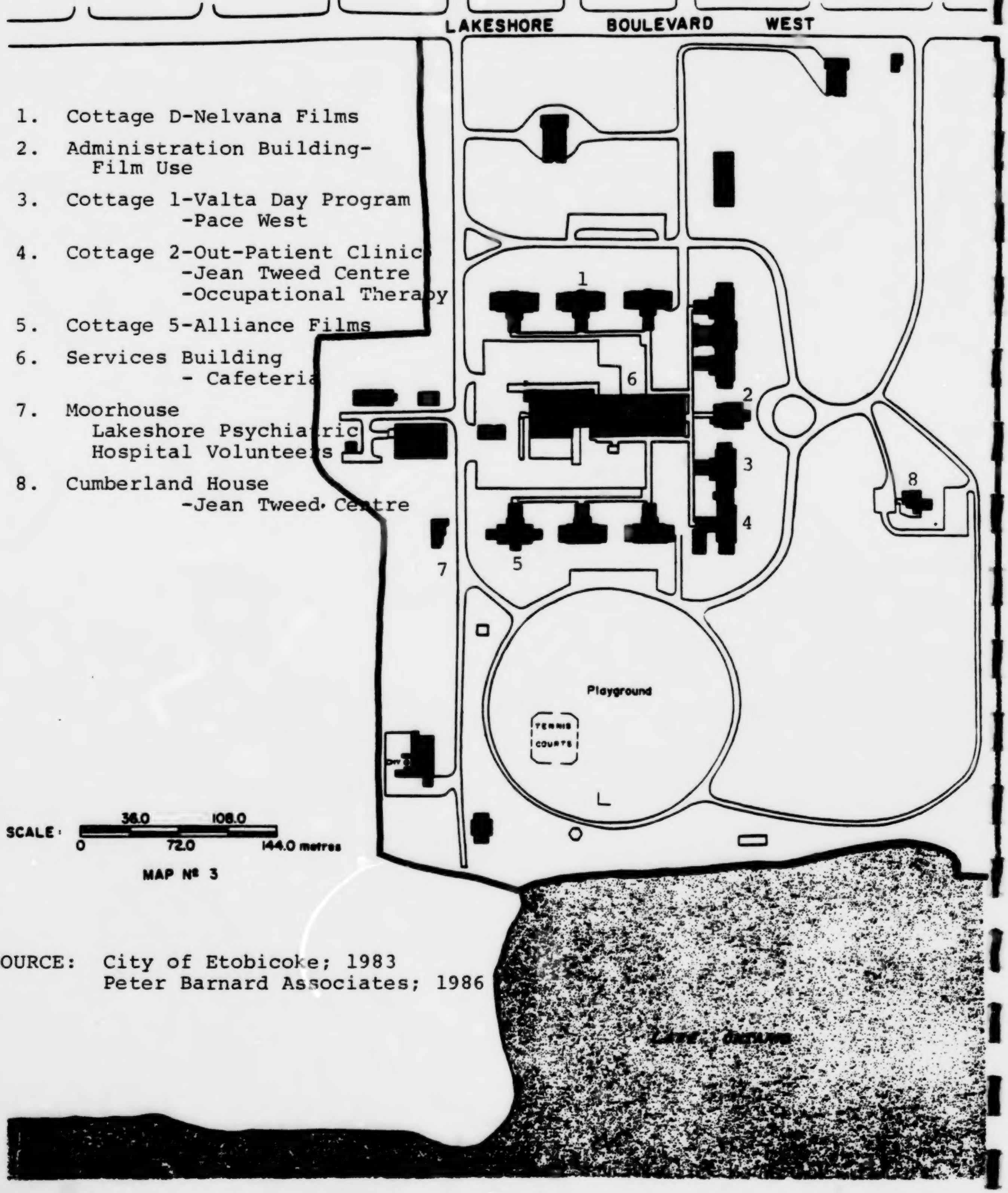
The Lakeshore Psychiatric Hospital property located along Lakeshore Boulevard in the City of Etobicoke, (between 13th Street and 23rd Street), covers 63.5 acres or 26 hectares (see Exhibit 1.2). The property includes 26 buildings, the majority of which date back to the turn of the century. Since the closing of the Hospital in 1979, the buildings have been slowly moth-balled. Today, only eight are in active use.

The property was originally developed as a "Model Farm" in 1887 and 1891 with the buildings designed by Kivas Tully, the provincial Chief Architect. The objectives were to relieve severe overcrowding in the Queen Street Toronto Asylum, and to produce a more humane, family-like institution with cottages and auxiliary buildings grouped around an administrative centre, the whole complex set in a landscaped "farm" setting which allowed the patients to work outdoors on the land. Through the years, additional buildings were constructed and alterations made to the original buildings.

The buildings are primarily red brick, two and three storeys in height with the original group forming a courtyard, open at one end, which comprises the central Administration building and ten cottages; five for men, five for women. All are linked by an enclosed tunnel which is 2/3 below grade with windows and an attractive barrel vaulted ceiling, above which is a paved open air walkway.

EXHIBIT 1.3

BUILDINGS STILL IN USE


LAKESHORE BOULEVARD WEST
1
2
3
4
5
6
7
8
Playground
TENNIS COURTS
SCALE
36.0
108.0
0
72.0
144.0 metres
MAP Nº 3
Lake Ontario

1. Cottage D-Nelvana Films
2. Administration Building-
   Film Use
3. Cottage 1-Valta Day Program
   -Pace West
4. Cottage 2-Out-Patient Clinic
   -Jean Tweed Centre
   -Occupational Therapy
5. Cottage 5-Alliance Films
6. Services Building
   - Cafeteria
7. Moorhouse
   Lakeshore Psychiatric
   Hospital Volunteers
8. Cumberland House
   -Jean Tweed Centre

SOURCE: City of Etobicoke; 1983
Peter Barnard Associates; 1986

The extensive grounds were landscaped and maintained by the patients during the entire period of operation of the hospital. A lakefront pavilion and gazebo were set among carefully designed pathways, flower gardens and avenues of trees. A formal circular roadway which forms a forecourt to the main building grouping is a prominent landscape feature, as is the heavily treed swale which cuts diagonally through the site.

Portion of Buildings Still in Use

Only a quarter of the buildings are currently in use, but those in use offer a wide variety of services (see Exhibit 1.3). Although the tradition of psychiatric care is still being carried on at Lakeshore, health services now share the site with film crews, police SWAT teams and local residents.

- Psychiatric and related health services represent the largest portion of the daily users of the property. These services have been available on the site since the hospital closed and include social and psychological rehabilitation programs offered by the Ministry of Health and the Ministry of Community and Social Services.

  The Out-patient and Community Clinic, operated as part of the Queen Street Mental Health Centre, provides services to over 500 patients suffering from psychological difficulties and psychiatric illnesses. Operating out of the same building is an Occupation Therapy and Day Treatment Programme. This service offered by the Ministry of Health is the only one of its kind in the Etobicoke area. Also under the auspices of the Ministry of Health are two out-patient programmes responding to specific needs of residents of Etobicoke and environs.

  - Industrial Therapy and Vocational Rehabilitation program.

  - PACE West; a psychogeriatric clinic.

  The VALTA Day Program, is operated by the Ministry of Community and Social Services as part of the Thistletown Regional Centre. This program provides treatment, counselling and skills development to hard-to-service youths and their families.

Jean Tweed Centre is a facility unique in Ontario, providing a specialized program to rehabilitate alcoholic women. This program occupies two buildings, Cottage 2 where daily classes and workshops are held, and the Cumberland House which serves as a residence for program participants.

The Lakeshore Psychiatric Hospital Association of Volunteers, a group of community residents who offer services to ex-psychiatric patients use Moorhouse as their headquarters. They have used the property for 25 years and operate a canteen, a clothing room and several social and recreational programs.

- Film companies make use of the property because of its many desirable features: interesting buildings, water frontage, wide open spaces, and accessibility at no cost. Interestingly, even when the hospital was in active use, it was also used by film companies.

This industry is of great economic significance to the Province, accounting for $91 million in direct and indirect expenditures in 1985. According to statistics produced by the Ontario Film Development Corporation, over 40% of this amount is directly attributable to productions filmed on the Lakeshore property making this use of the site potentially beneficial to the local community. Film crews typically spend substantial amounts of money on food, hardware supplies, and various and other sundries in the communities where productions take place.

Since 1984, over 20 movies have been produced here and two film companies are on the site full time. An average of 6 to 8 film companies a year use the property for location shooting, a number of which actually locate on the property for the duration of the production. Such productions as "Strange Brew" and "Police Academy" contain scenery familiar to most Lakeshore residents. In addition to these "one-off" productions, "Night Heat" produced by RSL/Alliance and "The Edison Twins" produced by Nelvana Films have made the property their home base.

Numerous advertising-related productions, as well as television and film school production groups also make occasional use of the site.

Local Community Has Always Used Property

Even prior to the Hospital closing a much larger, less visible group, the residents of the surrounding community has also actively used the property. By their own assertions, the property has been invaluable to them as parkland, for as long as many of them can remember.

A number of other community groups and residents have expressed interest in the future use of the property and feel their interests would benefit the entire community. Land use suggestions from community members and organizations include the development of the following facilities on the property:

- Centre for the Performing Arts;
- Museum;
- Library to serve Mimico and New Toronto;
- Recreation centre;
- Greenhouse;
- Community centre.

The Assembly Hall, the Gatehouse and the Nurses' Residence are buildings on the property which may be appropriate for housing some of these uses.

Buildings Need Attention But Can Be Salvaged

The buildings are deteriorating. Many of the peripheral buildings have been vandalized and some of the buildings in occasional or temporary use have been left in less than good condition. These structures, in an area with a high water table, are suffering from lack of waterproofing. Walls and foundations are beginning to show deterioration and roofs need reinforcing against future snowfalls.

- Cottages in active use require upgrading, as indicated by existing users. Many of the bathrooms are in disrepair and the walls after seven years of minimal attention, are in need of fresh plaster and paint.

- Heating system should be replaced as the current system is incapable of heating the buildings individually, forcing total annual utility costs to exceed $150,000 which are abnormally high based on the existing uses.

Despite these problems, the buildings can be salvaged. Their basic structures are sound, with the masonry in good condition and the foundations still showing no visible signs of settling. The Cumberland House is an excellent example of the renovation potential of these old buildings. This residence was built in 1885 and was renovated in 1984-1985 for $400,000. It is now an admired residence for the alcoholic women's rehabilitation program.

REUSE STRATEGY FOR HOSPITAL PROPERTY

The Ministry of Government Services (MGS) is anxious to develop a future use strategy for the Hospital property for several reasons: its new mandate to manage and rationalize the Province's real estate portfolio; the need to reduce the unusually high operating costs for Lakeshore; and the need to resolve a previous agreement with MTRCA involving parkland acquisition. There is a strong desire by the community, the City and the MTRCA to develop a reuse strategy for the property.

The Lakeshore Psychiatric Hospital land is a valuable piece of property, substantially unused since 1979. The upkeep of the property to provide services for the few facilities still operating there costs the Province of Ontario approximately $500,000 annually. These are strictly maintenance costs, and do not include any improvements or capital investment in the property.

The Metro Toronto Regional Conservation Authority has identified the entire Lakeshore Hospital property as part of its five year acquisition plan. The proposal has been approved by Metro and MGS is now assessing the most appropriate use for the property.

Criteria Provide Guidelines For Assessing Future Uses

Through conversations with officials from MGS and the City of Etobicoke and interviews with over twenty citizen groups, a list of seven decision criteria was developed to help assess the feasibility of the many potential concepts.

- Maintain portion of site for parkland
- Allow institutional users to stay
- Reflect community interest
- Respect heritage significance of property
- Market conditions shape future use concepts
- Consider financial returns
- Phase future development.

1. Portion of the site to remain as parkland. The first factor which has to be considered in devising any future use concept is that a portion of the land has to remain as park. This is essential not only to respond to the request from MTRCA but to reflect the community's strong concern.

2. Institutional uses should stay on property. The existing users of the property should be allowed to stay on the property. Previous attempts to relocate out-patient services elsewhere met with strong community opposition. The majority of the community appears to be happy to have these health care facilities on the property and the operators of the institutional programs prefer to stay where they are. As long as these three conditions continue, this is an ideal location.

3. Community interests must be reflected in proposed concepts. Discussions with community groups have brought to light many concerns about the future of the property. These range from keeping the area accessible to the public, to controlling the form of future development. The local residents have had informal access to the property in recent years. For this reason it is a point of great concern to the community that this land still be accessible to them as parkland.

   A number of groups have expressed an interest in taking over certain of the historical buildings and dedicating these to community services. The Long Branch Historical Society, for example, is interested in the Gatehouse. They would like to see this building turned into a museum for Lakeshore artifacts and a community centre where local interest groups could hold meetings.

At public meetings and at an all day workshop, there was voiced concern that any new development proposed for the site take into consideration the context of the surrounding neighbourhood. Future use concepts should be compatible with the needs of the Lakeshore residents.

4. Heritage significance of property must be respected. As part of the input to the reuse planning study, the Ministry of Citizenship and Culture commissioned a heritage study of the property.

   The study traces the history of the property back to its origins as farmland, originally surveyed for settlement in 1783 with a farm house and buildings possibly constructed as early as 1804.

   The Mimico Asylum was the first hospital in Ontario to espouse a new approach to care of the insane, rejecting the large single institutional building for a grouping of buildings of a more domestic scale, set in landscaped grounds which could be farmed by the patients. The earliest buildings date from 1890, but some of their original detailing has been removed.

   The Ontario Heritage Properties Program study (presented in Appendix G), concluded that while many of the buildings are of individual historic and architectural interest, their primary heritage value lies in the major central grouping of buildings as an integrated complex. The grounds are also identified as an historic landscape resource whose main elements should be preserved and maintained.

   Any future use concepts should incorporate the heritage buildings and grounds and further development should be shaped by what already exists. New development on the property should be consistent with the scale and form of the existing buildings.

5. Future use concepts must reflect market conditions. All proposed concepts must be achievable. This means recognizing that allowing existing uses to stay on the site may restrict other potential development. The relevant market forecast period for this purpose is the next 5-10 years. Beyond this period the value and credibility of market forecasts and feasibility analyses become highly questionable and subject to wide variation.

6. Financial returns must be considered. The financial feasibility of the future uses of the property are important to the Ministry and to the City. The Ministry should consider all returns recognizing that existing annual maintenance costs exceed $500,000. It must also realize that leaving the site in its current state also has a cost, not only for maintaining the property but also for securing some of the buildings which are deteriorating.

   Ideally, all future uses would generate revenues for the Province and the City. It is recognized, however, the institutional uses, if they remain on the property, will not. However, it is important to understand that supplying institutional services has a cost associated wherever the facilities are located and the programs offered at the Lakeshore Hospital are unique in Etobicoke and seem to be well utilized.

7. Development must be phased. Regardless of the ultimate uses of the property, the future uses must take place in a logical sequence addressing the need to prepare the property for its anticipated uses. The first step is to make the decision as to the amount of parkland to be transferred to MTRCA. This will define the amount of property left for other uses.

   Next, the existing users must be secured on the site, either in the existing buildings which will need upgrading, or in a new facility. Due to the rapid degeneration of the buildings, the third step would be to decide the means by which the buildings will be preserved. Will they be restored for new uses or stabilized and held for future use?

These criteria have been used to assess the appropriateness of a long list of future use options for the property. The results of this assessment are presented in the following chapter.

2. FUTURE USE CONCEPTS

An extensive list of reuse opportunities was generated from a variety of sources:

- The recommendations offered by the community
- An understanding of the history of the property
- An analysis of the market forces
- An appreciation of the needs of the local residents
- A recognition of the interests of the City and the Province.

The seven decision criteria previously established were then tested against each concept and the list was shortened to eight feasible concepts. A financial pro forma was generated for each of these eight concepts and the financial viability determined.

SITE OPPORTUNITIES AND CONSTRAINTS

The future use of the property must be guided by the physical characteristics of the site and the adjacent properties and uses.

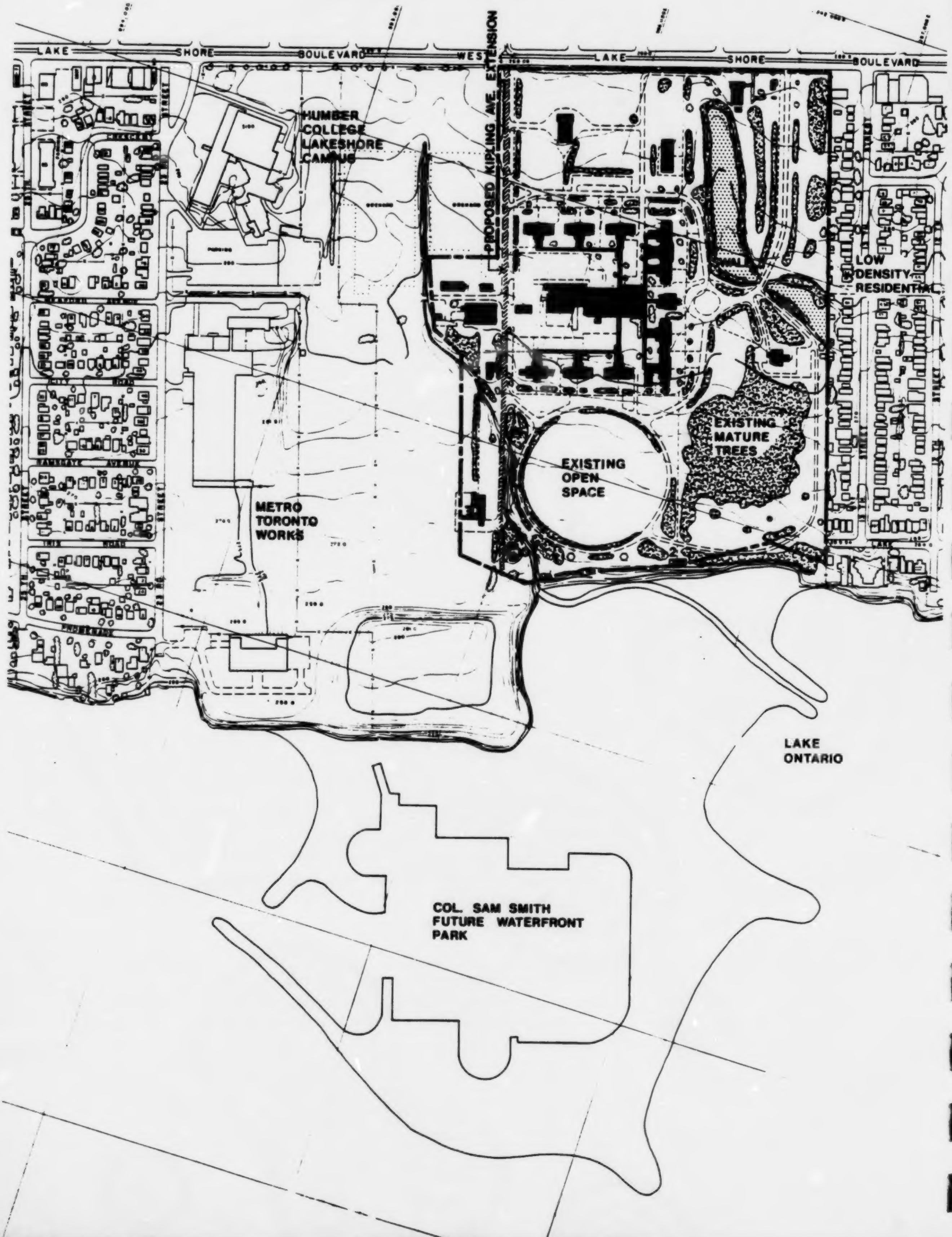
Environs Comprise A Variety Of Characteristics

The property fronts on Lakeshore Boulevard, a wide commercial street with low scale, small retail businesses lacking in economic vitality and an attractive environment. The Lakeshore Psychiatric Hospital is the only major green space along Lakeshore Boulevard for some distance.

To the east of the property is a stable, moderate income neighbourhood of single family dwellings with scattered medium rise apartment development. The rear gardens of the homes on 13th Street back directly onto the Lakeshore property.

EXHIBIT 2.1

SITE CHARACTERISTICS


LAKE SHORE BOULEVARD WEST
LAKE SHORE BOULEVARD
HUMBER COLLEGE LAKESHORE CAMPUS
PROPOSED KIPLING AVE. EXTENSION
LOW DENSITY RESIDENTIAL
EXISTING MATURE TREES
EXISTING OPEN SPACE
METRO TORONTO WORKS
LAKE ONTARIO
COL. SAM SMITH FUTURE WATERFRONT PARK

To the west of the property, the lands are owned by Humber College, and contain the College buildings and a senior citizens' residence presently under construction, and extensive open space extending to the Lake Ontario shoreline. Kipling Avenue is proposed to be extended south into the site as a four lane road which will provide a major new point of public interest.

To the south the former lakefront is being extensively filled by the MTRCA to create a major active recreation space, Col. Sam Smith Park. The Kipling extension will provide public access to this park and surface parking will be accommodated to the west on the Humber College lands.

Physical Characteristics Of Property Represent Opportunities And Constraints

Within the site the present access road is marked by the small red brick Gatehouse and provides a winding two lane drive, heavily treed, extending around the major quadrangle of buildings and allowing access to surface parking within the courtyard. The road defines a formal circular planting bed in front of the main entrance to the Administration Building, and a larger circular drive down to the original lakefront.

The terrain is flat, low lying and poorly drained with considerable ponding of water occurring at various times of the year. A natural drainage swale runs south through the site to approximately a mid-point. The swale is heavily treed, wet in the spring, and is the most prominent natural feature on the site. Generally the property is well treed with mature trees creating an avenue of foliage along the access road, and more informal groupings and stands of trees along the original lakefront and in the area between Lakeshore Boulevard and the major quadrangle of buildings (see Exhibit 2.1).

LONG LIST OF PROPOSALS

The long list of concepts covered a broad range of uses, excluding industrial opportunities. Many institutional uses were suggested, residential options were identified through market analysis, arts, cultural and recreational uses were popular themes, and various forms of commercial development were considered.

Many Institutional Opportunities

As a first step, we analyzed the existing uses on the site. Historically, each has proven its suitability to the property by already residing there. However, this does not always mean that each is compatible with other uses.

- Health related. There are currently six health related users on the property.
  - Outpatient clinic
  - Occupational and Vocational Therapy
  - PACE West (psychogeriatric day program)
  - Industrial Therapy (sheltered workshops)
  - Jean Tweed Centre
  - VALTA Day Program.

Several other institutional uses could be introduced to the property and would be compatible with existing services. A labour training centre might be developed to utilize similar facilities as the sheltered workshops. The property would be an appropriate site for a seniors' residence, nursing home or retirement home. Aside from a proposed Home for the Aged to be built on the adjoining Humber College property, there are currently no such facilities in the Lakeshore area where the population comprises an increasing number of older residents.

- Educational. Two school uses would be well suited to the Lakeshore property:
  - A film school would fulfill a market gap as well as reinforcing the existing film uses on the site.
  - Expanding Humber College, would use many of the existing buildings, renovated for residences or special programs.

Demand For Residential Uses

With an almost zero vacancy rate in Metropolitan Toronto, there is clearly a need for housing. Any proposed housing developments for the property should address the needs of the neighbouring communities.

- Aging population
- Affordable rental accommodation
- Compatible with units in the Lakeshore area.

A senior's residence would provide services for the aging population in the Lakeshore area as well as address the zero vacancy problem.

Any residential development should conform to strict guidelines which protect the visual integrity of the property which is medium density and low rise. It is also important that at least some of the housing developed be rental to respond to the vacancy rate problem. Subsidized housing would fulfill a market need, however, some residents and community associations seem strongly opposed to assisted housing of any kind.

Arts And Cultural Opportunities Exist

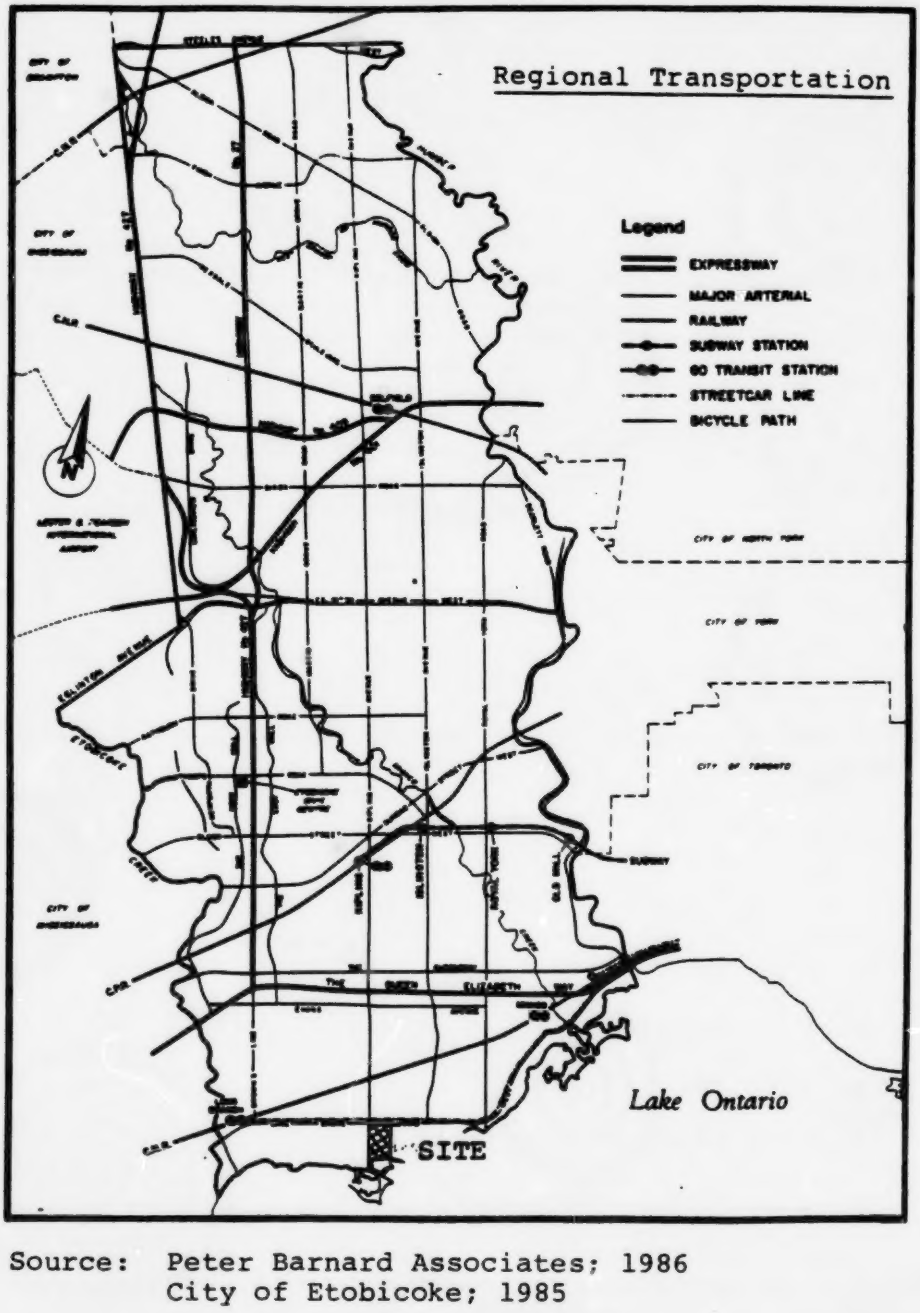
A wide variety of arts and cultural opportunities were suggested, ranging from concepts using the waterfront to facilities using the existing buildings. The proposals utilizing the buildings for cultural facilities included:

- Library
- Children's Museum
- Lakeshore Museum
- Theatre Centre
- Film Production Centre
- Film Sound Stage.

The idea that an aquarium would fit in with the waterfront ambience of the property was suggested by one member of the community.

EXHIBIT 2.2

STRATEGIC LOCATION OF LAKESHORE HOSPITAL PROPERTY


Regional Transportation
Legend
EXPRESSWAY
MAJOR ARTERIAL
RAILWAY
SUBWAY STATION
GO TRANSIT STATION
STREETCAR LINE
BICYCLE PATH
C.P.R.
THE QUEEN ELIZABETH WAY
Lake Ontario
SITE

Source: Peter Barnard Associates; 1986
City of Etobicoke; 1985

Recreation Is A Natural Choice For Property

In every reuse proposal there is an allotment for public parkland. This is a desirable use for the property for several reasons; its waterfront vista, the open green space and its history as a parkland. Several other proposals could be incorporated into parkland:

- Botanical Gardens
- Boardwalks
- Bicycle paths.

A sailing school would make use of the waterfront location as well as providing a chance for hands-on experience for the students of one of Humber College's programs. A possible location for such a facility has been identified on the MTRCA master plan for the Colonel Sam Smith Park, previously illustrated in Exhibit 1.1.

Many Commercial Uses Would Be Suitable For Property

Commercial development proposals range from office space to a conference centre. The campus nature of the property and the manner in which the physical terrain seems to naturally separate it from the neighbouring community makes it an attractive spot for a hotel/conference centre. Also, and for these same reasons, a prestige research park could be located here.

The physical layout of the property and its strategic location in the Mimico/New Toronto/Long Branch location (close to Hwy. 427 and QEW) makes the site logistically attractive for public or private sector office development (see Exhibit 2.2). Unfortunately market analysis shows little market demand in the foreseeable future for office development at this location.

Analysis Of Potential Development Parcels

The property has been analyzed into land parcels according to their most appropriate use.

- The historic buildings to be renovated for present day or new uses
- Land to be permanently set aside for open space

- Parcels considered appropriate for sympathetic new development.

The eight alternative development concepts are all based on these parcels, which are illustrated in Exhibit 2.3.

Parcel B contains the major grouping of historic buildings which should be substantially retained, and renovated.

Parcels A, C, D, and E are suitable in the short term for new development of appropriate scale and use to the existing historic buildings.

Parcel F is unlikely to be developable in the near future due to lack of market demand. It should be held for longer term redevelopment of a type and scale which will enhance the retail commercial character of Lakeshore Boulevard.

The remaining lands, approximately 25 acres, should be maintained as public parkland to preserve the heritage characteristics of the landscape.

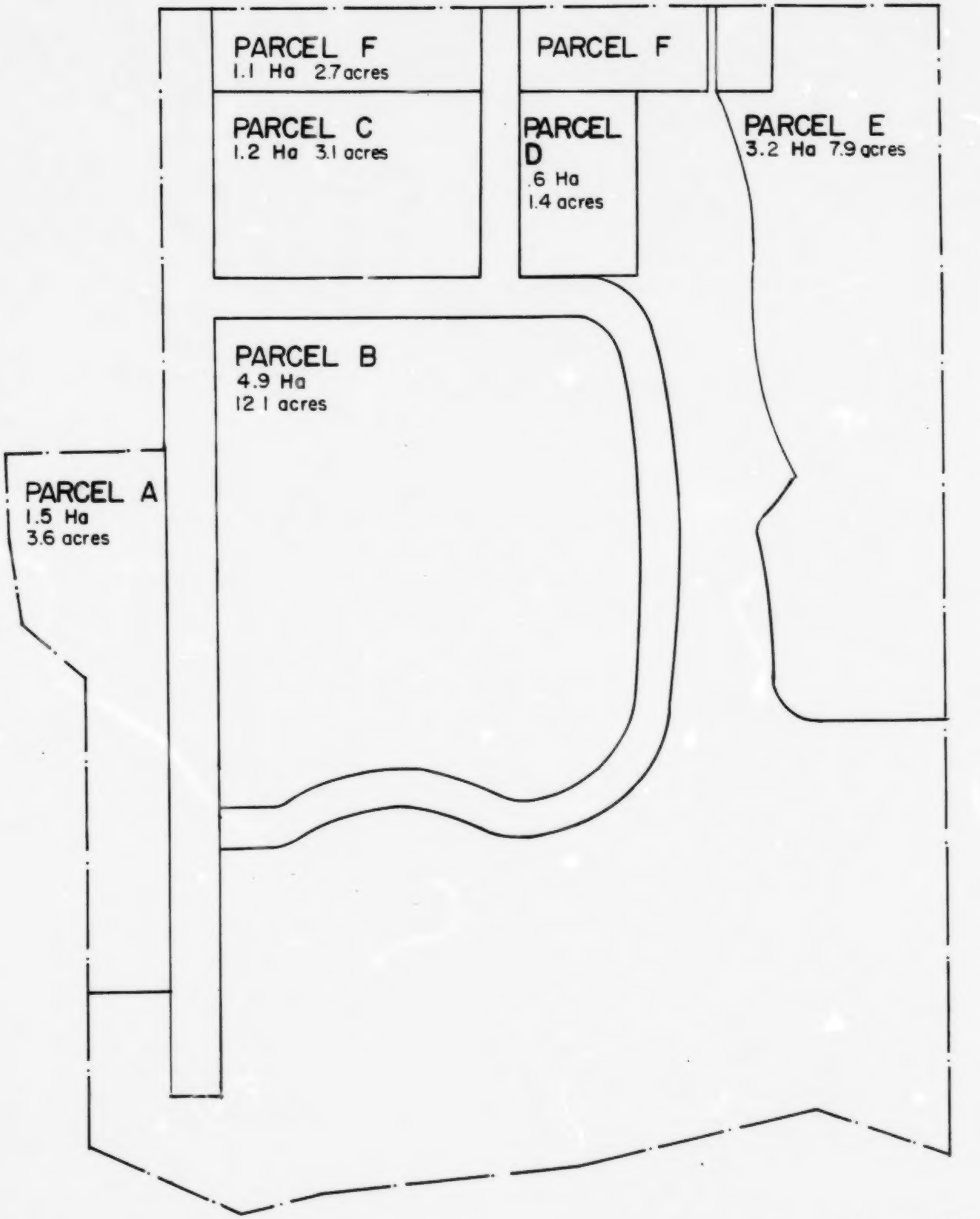
EIGHT FUTURE USE CONCEPTS

The over twenty proposals in the long list were analyzed, using the seven decision criteria previously established. Many ideas were eliminated for a variety of reasons:

- No market/no funding available
- Did not recognize the heritage significance of the property
- Community needs were not substantially met.

The eight concepts which remained were incorporated into future land use concepts and costed to assess their financial viability. Conceptual development plans were drawn to ensure their practicality and compatibility on the site.

EXHIBIT 2.3


PARCEL F
1.1 Ha 2.7 acres
PARCEL F
PARCEL C
1.2 Ha 3.1 acres
PARCEL D
.6 Ha
1.4 acres
PARCEL E
3.2 Ha 7.9 acres
PARCEL B
4.9 Ha
12 1 acres
PARCEL A
1.5 Ha
3.6 acres
0
45
90m

PARCEL AREAS

TOTAL SITE AREA 25.9 ha
63.5 acres

Six Parcels Of Land Available For Development

The property has been divided into six developable parcels of land. The unspecified portion of land, which represents 25 acres may be considered for transfer to MTRCA for parkland.

The six parcels are outlined alphabetically on Exhibit 2.3.

Parcel A	- is the parcel of land west of Kipling Avenue and south of the Humber College property, and it represents 3.6 acres of prime waterfront property
Parcel B	- contains the quadrangle of historical buildings in the middle of the property and comprises 12.1 acres
Parcel C	- is 3.1 acres in size and borders Kipling, the Lakeshore Boulevard frontage and Parcels B and D
Parcel D	- is adjacent to Parcel C and comprises 1.4 acres
Parcel E	- is located at the northeast side of the property, east of the swale and abutting the properties on the eastern boundary of the site; this parcel is 7.9 acres in size
Parcel F	- is a 2.7 acres piece of land, and runs the entire width of the property from 13th to 23rd Street from Lakeshore Boulevard to Parcels C, D and E.

Eight Alternative Concepts Met Criteria

The eight concepts, selected in accordance with the decision criteria, included residential, film, hotel/conference centre, institutional and parkland. In addition, a "status quo" concept which projected the costs of continuing the current uses on the property and protecting them through some minimal upgrading was considered. The eight alternative future use concepts include parkland and institutional.

EXHIBIT 2.4

COMPARISON OF FINANCIAL WORTH/COST TO MGS OF ALTERNATIVE DEVELOPMENT CONCEPTS

	5-Year Total		
Concept*	Operating Cost	Capital Cost	Present Value
1. Status quo, minimum upgrading	$2,800,390	$1,291,950	($3,277,483)
2. High density residential	1,003,645	5,400,000	61,100
3. Medium density residential	1,003,645	5,400,000	(645,368)
4. Low density residential	1,003,645	5,400,000	(1,153,296)
5. Residential and major film	1,003,645	5,400,000	(1,682,198)
6. Residential, minor film and institutional residential	1,003,645	5,400,000	(1,163,783)
7. Maximum parkland, institutional in quadrangle	1,759,016	2,244,800	(1,089,579)

Source: Peter Barnard Associates, 1986.

*All concepts assume retention of out-patient services and other existing social services on property.
All pro formas exclude credits for transfer of land to MTRCA.

1. Status quo
2. High density residential plus institutional
3. Medium density residential plus institutional
4. Low density residential plus institutional
5. Mixed use; residential, films, and institutional
6. Mixed use; residential, film, seniors' housing, and institutional
7. Mixed use; residential, film and hotel/conference centre and institutional
8. Institutional.

In all concepts it has been assumed that the institutional users will stay on the property. In six of the eight concepts a new building will be required and is located in Parcel E. This building will be approximately 60,000 square feet in size and will cost MGS an estimated $5 million to develop.

It is assumed in all concepts that the developable parcels will be sold not leased. A sale proposition is more attractive to the private sector, and would be subject to specific development obligations (i.e., public access, maintenance, etc.). The detailed financial pro formas for each concept are included in Appendix E.

SUMMARY OBSERVATIONS ON CONCEPTS

The detailed analysis of the eight concepts has led to two interesting observations:

1. Cost of status quo exceeds cost of proceeding with future use concepts

The Ministry of Government Services (MGS) will incur a significant net cost if it chooses to maintain the property and buildings in their status quo condition. As indicated on Exhibit 2.4, MGS stands to lose just over $3.2 million (present value) over the five-year period, with no prospect of reducing this liability in future years. In comparison, the alternatives for building new

on-site health/treatment-related facilities, rehabilitating the historic buildings and introducing new uses to the property could produce a small profit for MGS (Concept #2), or a five-year net cost of no greater than $1.7 million (Concept #5).

2. Future use concepts have benefits other than financial

Beyond the purely financial considerations, the decision to proceed with any of alternative Concepts 2-6 would also generate significant social, economic and community development benefits. The introduction of quality residential projects and the enhancement of the property will lend needed prestige to the local area. The prospect of offering the film industry a home on the property will create jobs and economic spin-offs which will benefit Etobicoke, Metro Toronto and the Provincial economy. Similarly, the introduction of future hotel, conference and senior citizen's care facilities can be designed to maintain public access to the property, while maximizing its value.

Each Concept Has Its Own Merit

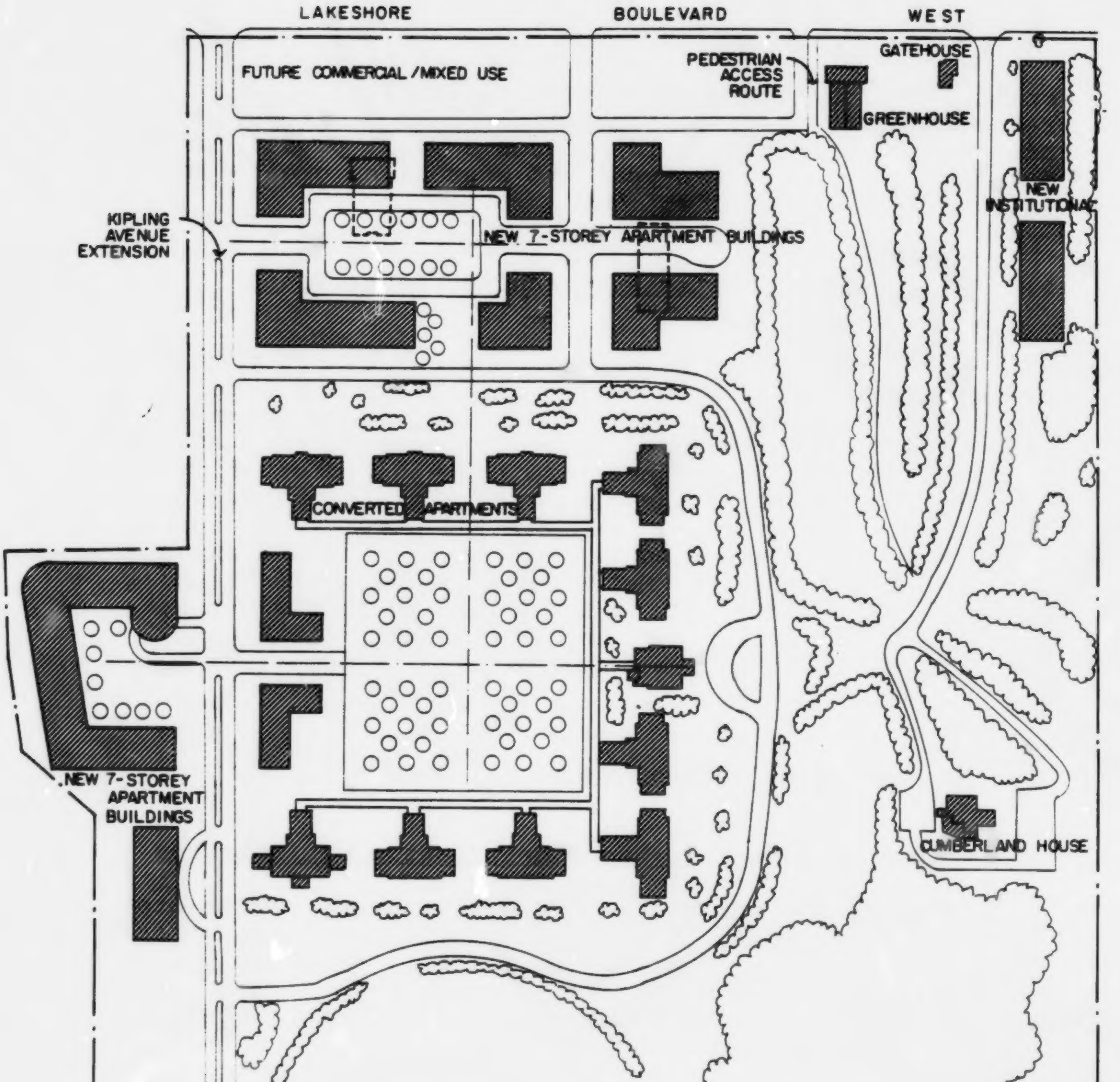
#1. Status quo scenario has significant costs attached

In analyzing the cost of undertaking any of the other future use concepts, it is necessary to understand that "doing nothing", or keeping the property as it is currently has costs associated with it. These are more significant than the current annual maintenance costs because the heritage buildings will require weatherproofing to protect them against further deterioration.

In the status quo scenario, the property generates no revenues (see Appendix E). No credits are received from MTRCA, because no land is transferred to them. The film companies are allowed to continue to use the site for free, as are the social service agencies.

In addition, other capital expenses are incurred in the status quo concept. The cottages housing the institutional users must be upgraded as well as weatherproofed. The heating system must be replaced with a system which will allow individual buildings to be heated as needed. This represents over $1 million in capital expenditures over the next five years.

EXHIBIT 2.5


LAKESHORE
BOULEVARD
WEST
FUTURE COMMERCIAL/MIXED USE
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
GREENHOUSE
NEW INSTITUTIONAL
KIPLING AVENUE EXTENSION
NEW 7-STOREY APARTMENT BUILDINGS
CONVERTED APARTMENTS
NEW 7-STOREY APARTMENT BUILDINGS
CUMBERLAND HOUSE
OPEN SPACE
MAJOR ACCESS TO M.T.R.C.A PARK & PARKING
LAKEHOUSE
0 150 300 600m

CONCEPT 2
RESIDENTIAL/INSTITUTIONAL HIGH DENSITY

TOWNHOUSES	NIL
APARTMENTS	819 UNITS
INSTITUTIONAL	5574 m^2

As for the operating expenses, MGS will be responsible for the entire property and must bear the financial burden for its maintenance. In alternative concepts these costs are reduced when MTRCA assumes a portion of the maintenance of the site.

The status quo scenario will cost the Ministry of Government Services approximately $4 million over the next five years ($3.2 million in present value).

#2. All parcels developed into apartments with high density residential (Exhibit 2.5)

Parcels A, C and D will contain seven storey apartment complexes with a total of 648 units. It is assumed that each of these units can be sold for approximately $115,000 (see Appendix D). Parcel B will also be developed into apartments but the existing buildings will be restored and converted into 171 units. These apartments are expected to have a market value of $138,000/unit (see Appendix E).

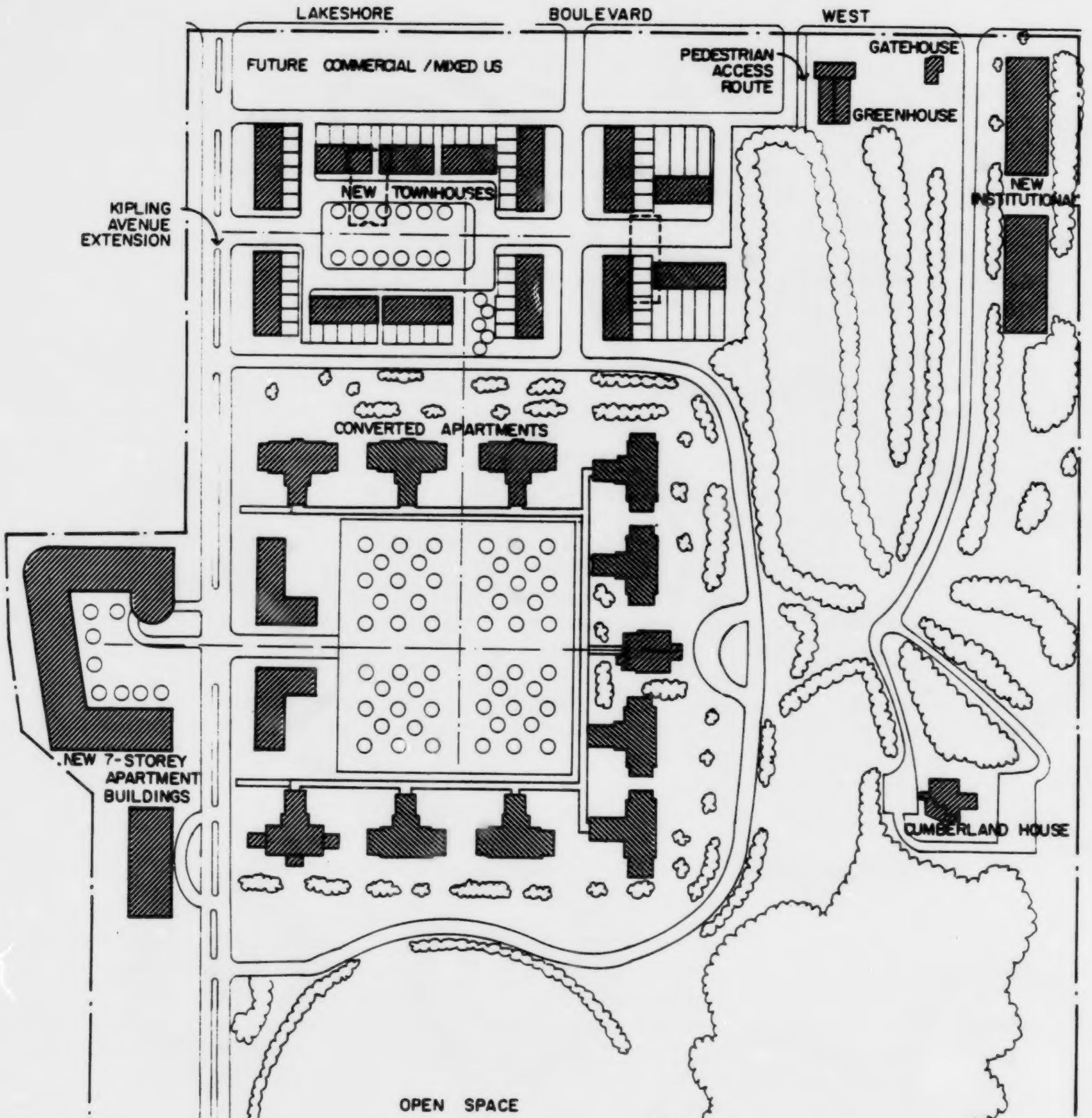
It will be necessary for MGS to assume the cost of demolishing the Trades and Services Buildings ($250,000) to make Parcel B more attractive as a sale proposition to potential developers.

#3. Medium density residential blends townhouses with apartments

Exhibit 2.6 illustrates the third future use concept which involves developing Parcels C and D as townhouses and Parcels A and B as apartments. Parcel A would contain 2 seven storey buildings with a total of 288 apartment units, selling for $115,000 each. Parcel B would be restored to contain 171 units, selling for $138,000 each. Parcels C and D would be developed together into townhouses which would be expected to sell for approximately $165,000/unit (see Appendix E).

It is assumed that revenue can be generated from the film users who previously have not paid for the privilege of using the property. Modest calculations of $0.50/square foot per year for full-time users and $1,000 flat fee for "one-off" production users would generate an additional $22,000 in revenues over two years.

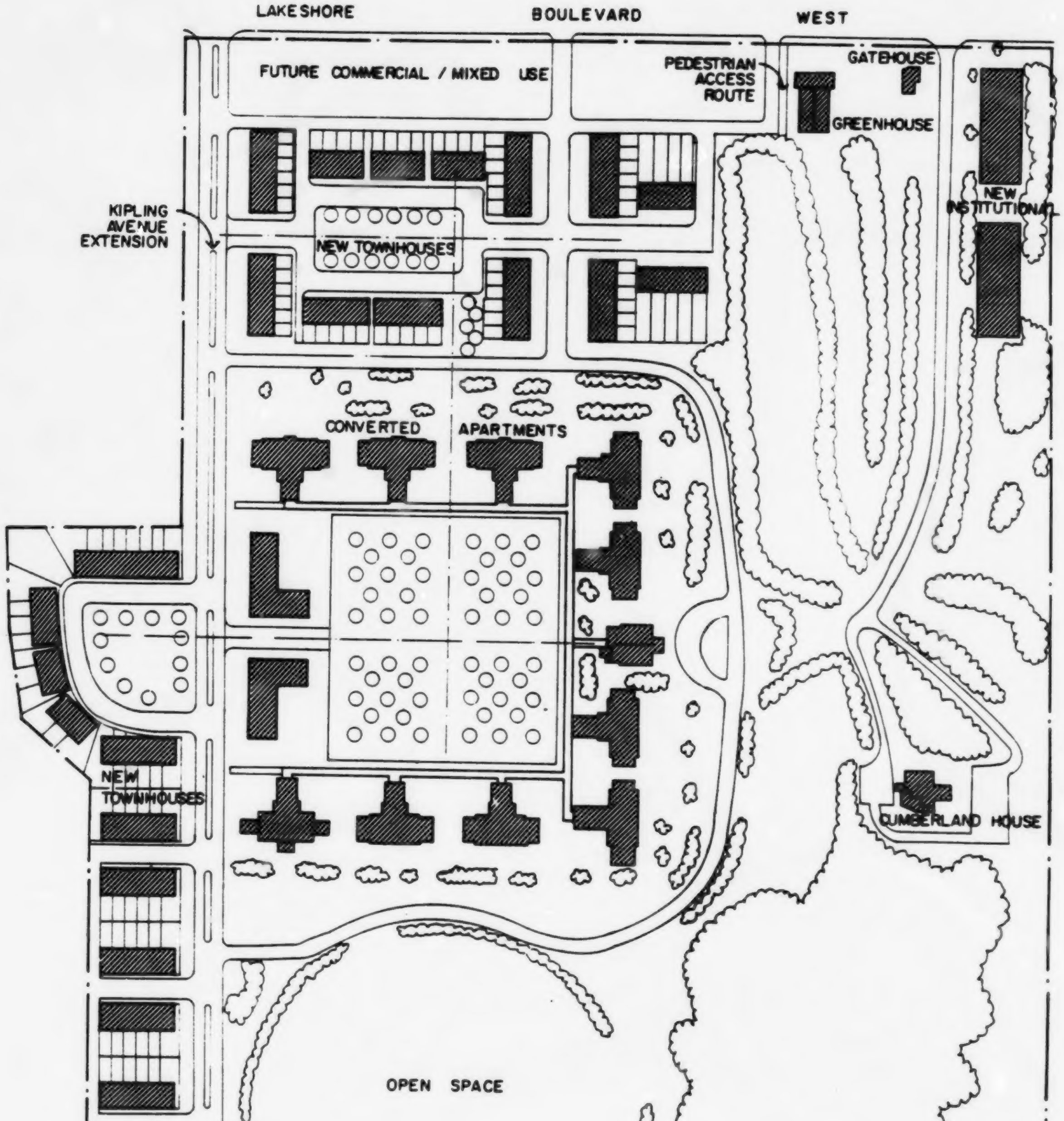
EXHIBIT 2.6


LAKESHORE
BOULEVARD
WEST
FUTURE COMMERCIAL / MIXED US
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
GREENHOUSE
NEW INSTITUTIONAL
NEW TOWNHOUSES
KIPLING AVENUE EXTENSION
CONVERTED APARTMENTS
NEW 7-STOREY APARTMENT BUILDINGS
CUMBERLAND HOUSE
OPEN SPACE
MAJOR ACCESS TO M.T.R.C.A. PARK & PARKING
LAKEHOUSE
0 150 300 600m

CONCEPT 3
RESIDENTIAL/INSTITUTIONAL MEDIUM DENSITY

TOWNHOUSES	67 UNITS
APARTMENTS	459 UNITS
INSTITUTIONAL	5574 m^2

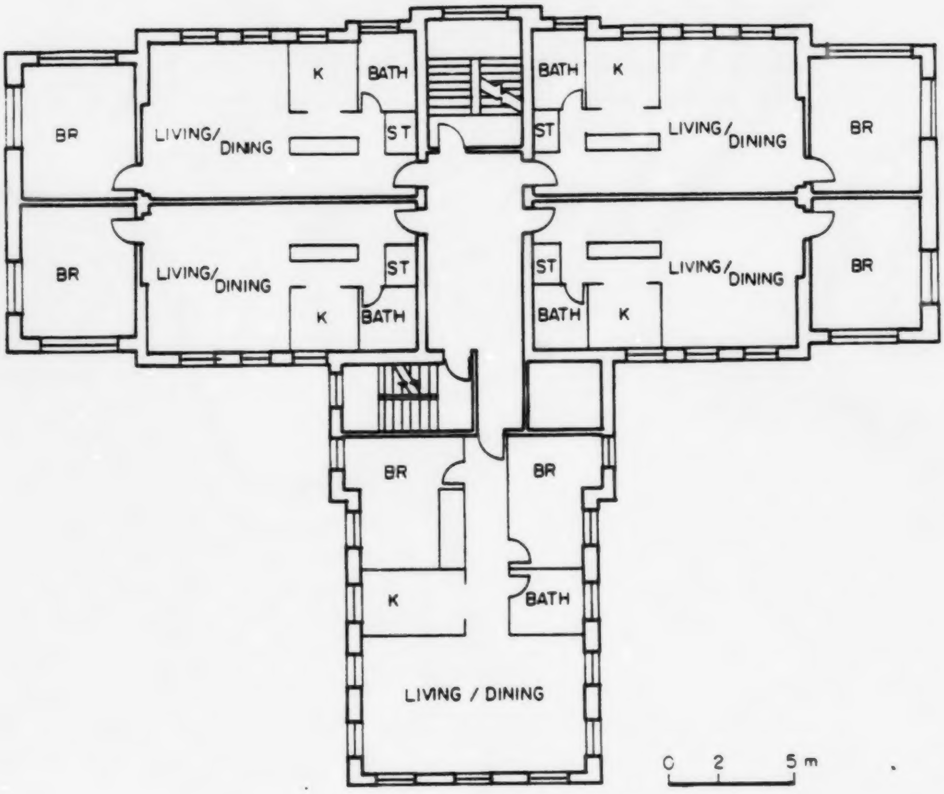
EXHIBIT 2.7


LAKESHORE
BOULEVARD
WEST
FUTURE COMMERCIAL / MIXED USE
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
GREENHOUSE
NEW INSTITUTIONAL
KIPLING AVENUE EXTENSION
NEW TOWNHOUSES
CONVERTED APARTMENTS
NEW TOWNHOUSES
CUMBERLAND HOUSE
OPEN SPACE
MAJOR ACCESS TO M.T.R.C.A. PARK & PARKING
0 150 300 600m

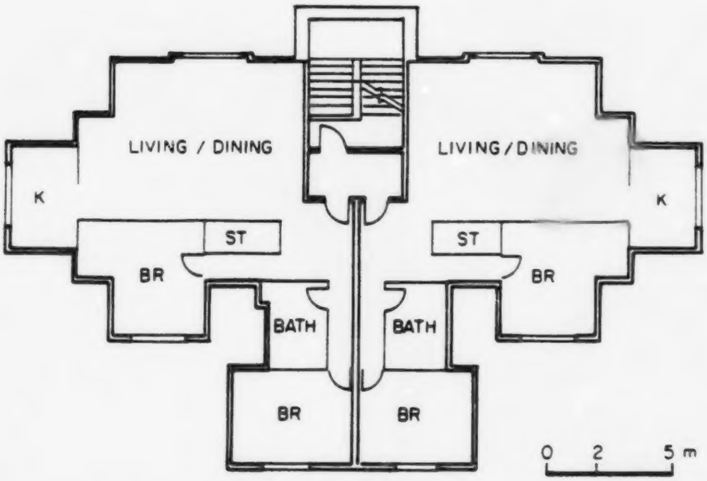
CONCEPT 4
RESIDENTIAL/INSTITUTIONAL
LOW DENSITY

TOWNHOUSES	121 UNITS
APARTMENTS	171 UNITS
INSTITUTIONAL	5574 m²

EXHIBIT 2.8


BATH
K
BR
LIVING/DINING
ST
BATH
K
LIVING/DINING
BR
BR
LIVING/DINING
ST
K
BATH
ST
BATH
K
LIVING/DINING
BR
BR
BR
K
BATH
LIVING / DINING
0 2 5 m

CONVERTED COTTAGE
TYPICAL FLOOR PLAN


LIVING / DINING
LIVING / DINING
K
K
ST
ST
BR
BR
BATH
BATH
BR
BR
0 2 5 m

CONVERTED COTTAGE
ATTIC FLOOR PLAN

The operating costs to MGS are dramatically reduced due to the transferring of the parkland and the eventual selling of all the other parcels of land.

#4. Low density residential includes townhouse development except in Parcel B (Exhibit 2.7)

The results of the public meetings clearly indicate that low density, low rise, good quality housing is what the community would prefer to see on the Lakeshore Hospital property.

All new buildings would be restricted to 3 storeys. With Parcels A, C and D all developed as townhouses, there would be a total of 121 units. Parcel B would be renovated into 171 apartment units (see Exhibit 2.8 for floor plans).

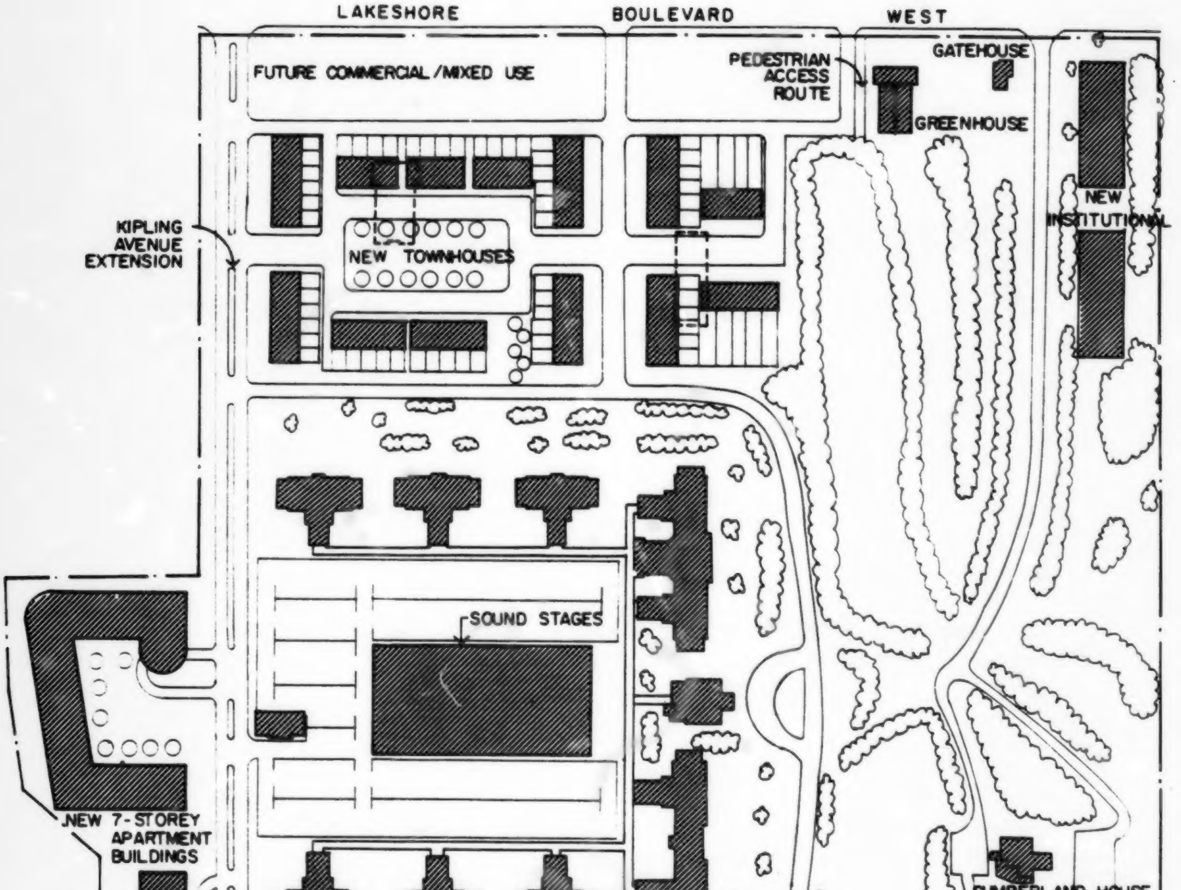
As with the three previous development concepts, 25 acres of parkland would be created.

#5. Mixed use; film, residential and institutional has non-residential uses in Parcel B

Concept #5 expands the uses on the property to include film activity in development Parcel B. Parcel A would be developed into 2 seven storey apartment buildings (a total of 288 units). Parcels C and D would be developed into 67 townhouses. The entire quadrangle would be renovated into facilities to service the film industry (see Exhibit 2.9):

- 2 cottages would be reserved for film sets, e.g., Night Heat
- 1 cottage would be developed as a film school
- Remainder of the cottages would be renovated into post production facilities, offices, screening rooms and dressing rooms
- Interior of the quad would house three 100' x 150' sound stages.

EXHIBIT 2.9


LAKESHORE BOULEVARD WEST
FUTURE COMMERCIAL/MIXED USE
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
GREENHOUSE
NEW INSTITUTIONAL
KIPLING AVENUE EXTENSION
NEW TOWNHOUSES
SOUND STAGES
NEW 7-STOREY APARTMENT BUILDINGS
FILM ADMINISTRATION
CUMBERLAND HOUSE
OPEN SPACE
MAJOR ACCESS TO M.T.R.C.A. PARK & PARKING
LAKEHOUSE
0 150 300 600m

CONCEPT 5
RESIDENTIAL/INSTITUTIONAL/FILM

TOWNHOUSES	67 UNITS
APARTMENTS	288 UNITS
INSTITUTIONAL	5574 m²
FILM	24710 m²

This concept has received substantial developer interest and costs MGS no more than most other scenarios. However, it does not generate a profit (see Appendix E).

#6. An alternative mixed use concept has seniors' housing and film uses co-existing

Concept #6 differs slightly from Concept #5 (see Exhibit 2.10). This scenario has Parcel B developed for both film use and seniors' residences. The sound stage in the interior of the quadrangle has been omitted but the north half of the cottages would still be restored for film use. There would be space for a film school and for post production and screening facilities.

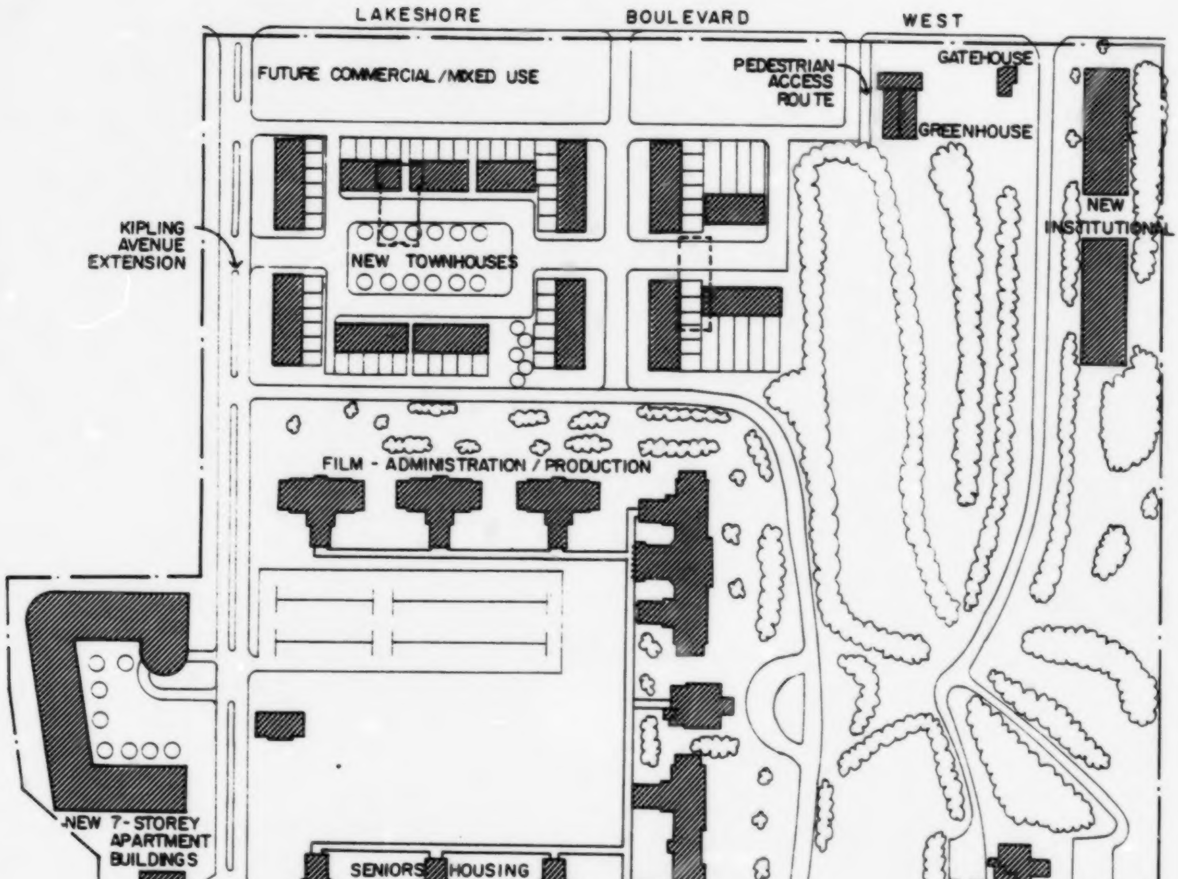
The southern part of the quadrangle, Cottages A to E, would be developed as a seniors' residence, a retirement home or a nursing home. Assuming that a developer of a seniors' residence would be willing to pay the same amount for the land as a developer of any other type of residential housing, the loss to MGS from this scenario is two-thirds of Concept #5 (see Appendix E).

#7. Concept blends film use with a conference centre and residential

There is no illustration for this alternative. In plan it is substantially similar to Concept #6. In addition, there is no pro forma for the concept, as there was no developer interest and estimated costs and land values could not be calculated. Although the property appears ideal for a conference centre, the market demand for such a facility at this location currently does not exist. However, at the point when this parcel is ready to be developed, market conditions may have changed and this concept could be re-examined in more depth.

The physical layout of Concept #7 is again similar to the previous one (#6). However, the section of buildings in the southern half of the quadrangle (including the administration buildings) would be developed here as a conference centre/spa. The cottages with their adjoining tunnels would lend themselves nicely to this type of development.

EXHIBIT 2.10


LAKESHORE
BOULEVARD
WEST
FUTURE COMMERCIAL/MIXED USE
PEDESTRIAN ACCESS ROUTE
GATEHOUSE
GREENHOUSE
NEW INSTITUTIONAL
KIPLING AVENUE EXTENSION
NEW TOWNHOUSES
FILM - ADMINISTRATION / PRODUCTION
NEW 7-STOREY APARTMENT BUILDINGS
SENIORS HOUSING
CUMBERLAND HOUSE
OPEN SPACE
MAJOR ACCESS TO M.T.R.C.A. PARK & PARKING
LAKEHOUSE
0 150 300 600m

CONCEPT 6
RESIDENTIAL/INSTITUTIONAL/ FILM

TOWNHOUSES	67 UNITS
APARTMENTS	288 UNITS
INSTITUTIONAL	5574 m²
FILM	11090 m²
SENIOR'S HOUSING	9439 m²

#8. All land and buildings excluding quadrangle of cottages transferred to MTRCA

This concept investigates the possibility of transferring most of the property to MTRCA. It is assumed that MGS will maintain the quadrangle of cottages to continue to provide a facility for the existing health services. These buildings would need some preventative maintenance to protect them and make them habitable. These are costs that MGS would have to assume. However, with this scenario, MGS would still be free to rent space to film production companies, thereby, generating some revenue to cover its costs.

The maintenance costs would be reduced and it would not be necessary for MGS to undertake the $5 million institutional building nor the demolition of the Services and Trades Buildings. This economically is not the best land use strategy for MGS, or Etobicoke and it does not respond to the housing needs in the area.

OTHER
FUTURE USES

In addition to the eight concepts presented, there are three other possibilities worthy of consideration:

- The Lakeshore Boulevard frontage
- The foot of the future Kipling Avenue extension
- Future use of outlying buildings.

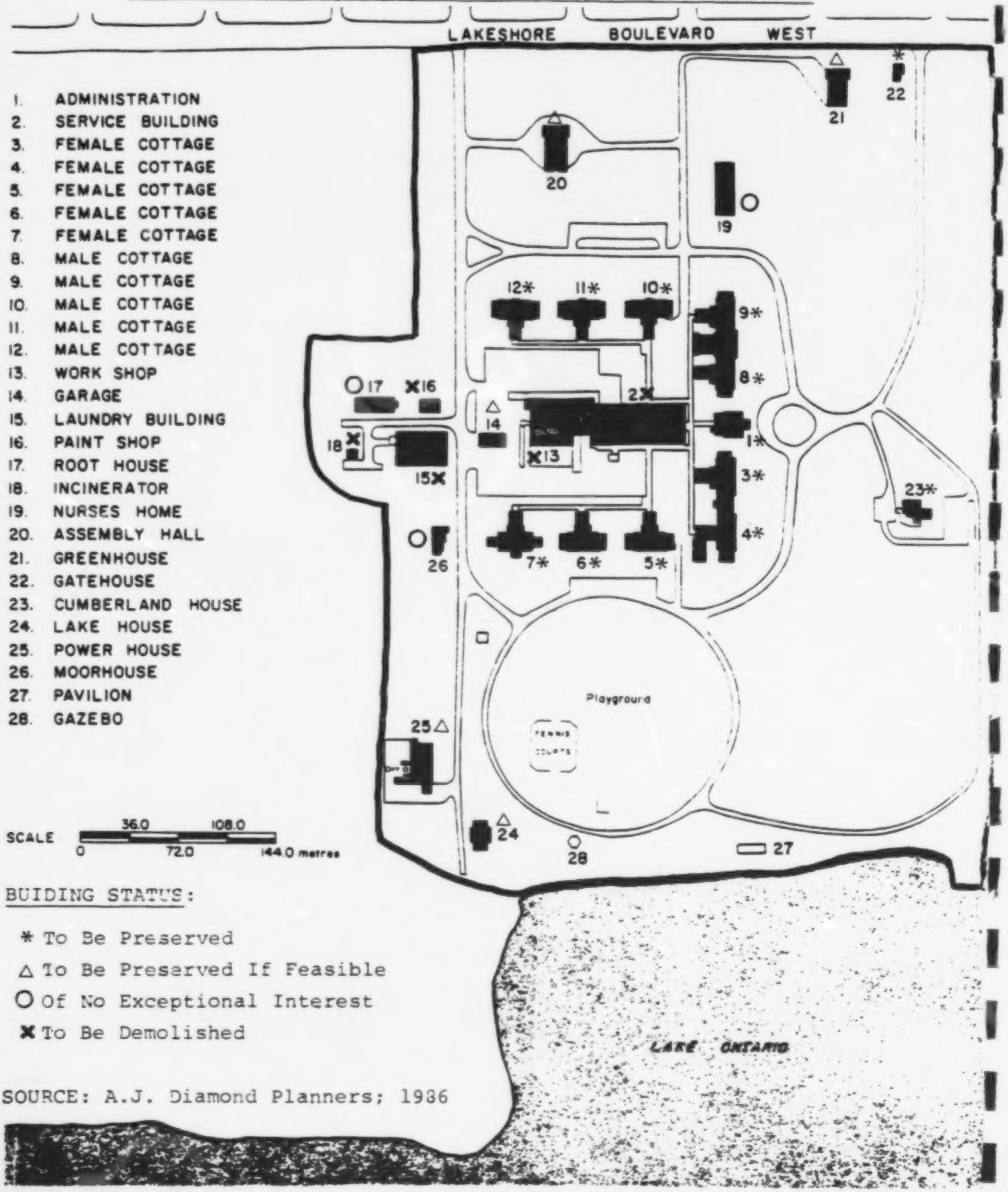
The Lakeshore frontage and foot of Kipling occupy strategic sites on the property which may attract significant private sector interest in the future. Of the 15 buildings outside of the historically significant quadrangle, six could be of interest to local community groups for reuse. Regardless of the future use concepts to be implemented, specific design principles have been prepared to guide activity on the property.

Lakeshore Frontage Has Future Value

The deep lots fronting Lakeshore Boulevard present a future opportunity for low rise commercial buildings, when the market support warrants. Approximately 3.0 acres of frontage could be used for this purpose.

EXHIBIT 2.11

RECOMMENDATIONS FOR PRESERVATION OF EXISTING BUILDINGS


LAKESHORE BOULEVARD WEST
Playground
TENNIS COURTS
LAKE ONTARIO
SCALE
0
36.0
72.0
108.0
144.0 metres
1* 2✕ 3* 4* 5* 6* 7* 8* 9* 10* 11* 12* 13✕ 14△ 15✕ 16✕ 17○ 18✕ 19○ 20△ 21△ 22* 23* 24△ 25△ 26○ 27 28○

1. ADMINISTRATION
2. SERVICE BUILDING
3. FEMALE COTTAGE
4. FEMALE COTTAGE
5. FEMALE COTTAGE
6. FEMALE COTTAGE
7. FEMALE COTTAGE
8. MALE COTTAGE
9. MALE COTTAGE
10. MALE COTTAGE
11. MALE COTTAGE
12. MALE COTTAGE
13. WORK SHOP
14. GARAGE
15. LAUNDRY BUILDING
16. PAINT SHOP
17. ROOT HOUSE
18. INCINERATOR
19. NURSES HOME
20. ASSEMBLY HALL
21. GREENHOUSE
22. GATEHOUSE
23. CUMBERLAND HOUSE
24. LAKE HOUSE
25. POWER HOUSE
26. MOORHOUSE
27. PAVILION
28. GAZEBO

BUIDING STATUS:

* To Be Preserved
△ To Be Preserved If Feasible
○ Of No Exceptional Interest
✕ To Be Demolished

SOURCE: A.J. Diamond Planners; 1986

Foot Of Kipling Presents Waterfront Condo Opportunity

Located at the southern end of the Kipling Avenue extension, this property could provide an exciting location for construction of a waterfront condominium apartment building. This would necessitate the removal of the Power House in order to free up this 0.5 acre site for future land uses.

Several Heritage Buildings Can Be Offered To Community

The eight concepts have not outlined future uses for the other heritage buildings on the property:

- Cumberland House
- Gatehouse
- Nurses' Residence
- Assembly Hall
- Greenhouse
- Lakehouse.

The Cumberland House should be maintained as the home of the Jean Tweed Centre who have already done so much to improve it. They should renegotiate the terms and conditions of their lease with MTRCA when and if the parkland is transferred.

Many of these buildings are over 100 years old and are of some historic value as part of the property (see Exhibit 2.11). As many community groups have expressed interest in these properties, they should have the opportunity to buy them and/or maintain them if they wish. It is not advisable for either MGS or the City of Etobicoke to assume the maintenance of these buildings as they are not likely to be financially self-sufficient in any of the uses suggested by community members without significant community input. This can best be achieved by leaving the destiny of these buildings in the hands of the community.

Design Guidelines Recommended To Steer Future Uses

Detailed design guidelines which will be used to shape the future development of the site, are provided in detail in Appendix F, and summarized here.

- Two overall design principles shape future development. Certain of the design guidelines are site specific, but two of the principles apply to all future uses of the hospital property.

  1. Access, circulation and parking will affect the visual impact of the site. The Kipling Avenue Extension will become the major gateway and access to the Lakeshore property and to Col. Sam Smith Park. It will be developed as a landscaped boulevard, with buildings of consistent scale lining its northerly sections. The present access road will provide separate access to the institutional development in Parcel E and to Cumberland House. The internal ring road should be maintained in its present alignment and upgraded as required to municipal standards.

     Parking for all new residential development should be below grade with limited surface parking for visitors. Where parking is at grade it should be well landscaped and buffered.

  2. Open space and pedestrian networks should be enhanced. The portions of the site east of the Kipling Avenue Extension and south of Parcel B, and the swale should be preserved as public open space. The historic landscape elements including mature trees, lawns, pathways, flower beds and shrubbery, the pavilion and the gazebo (restored and re-built) should be preserved. The development of recreational parkland should be in keeping with the historic landscape and should be subject to the approval of the City of Etobicoke.

     A public pedestrian route should be provided from Lakeshore Road through the swale to the southerly public parklands.

- Four site specific recommendations will guide future development. The site specific guidelines aim to ensure that future development or alteration of the hospital property will be consistent and compatible. Although the site will ultimately contain a number of uses it is desirable to visually present the property as a cohesive unit.

  1. New residential development should be compatible with existing buildings. New residential buildings should be restricted to a maximum height of seven stories. These structures should be faced with brick or a combination of brick and stone in a colour range similar to that found in the existing historic buildings.

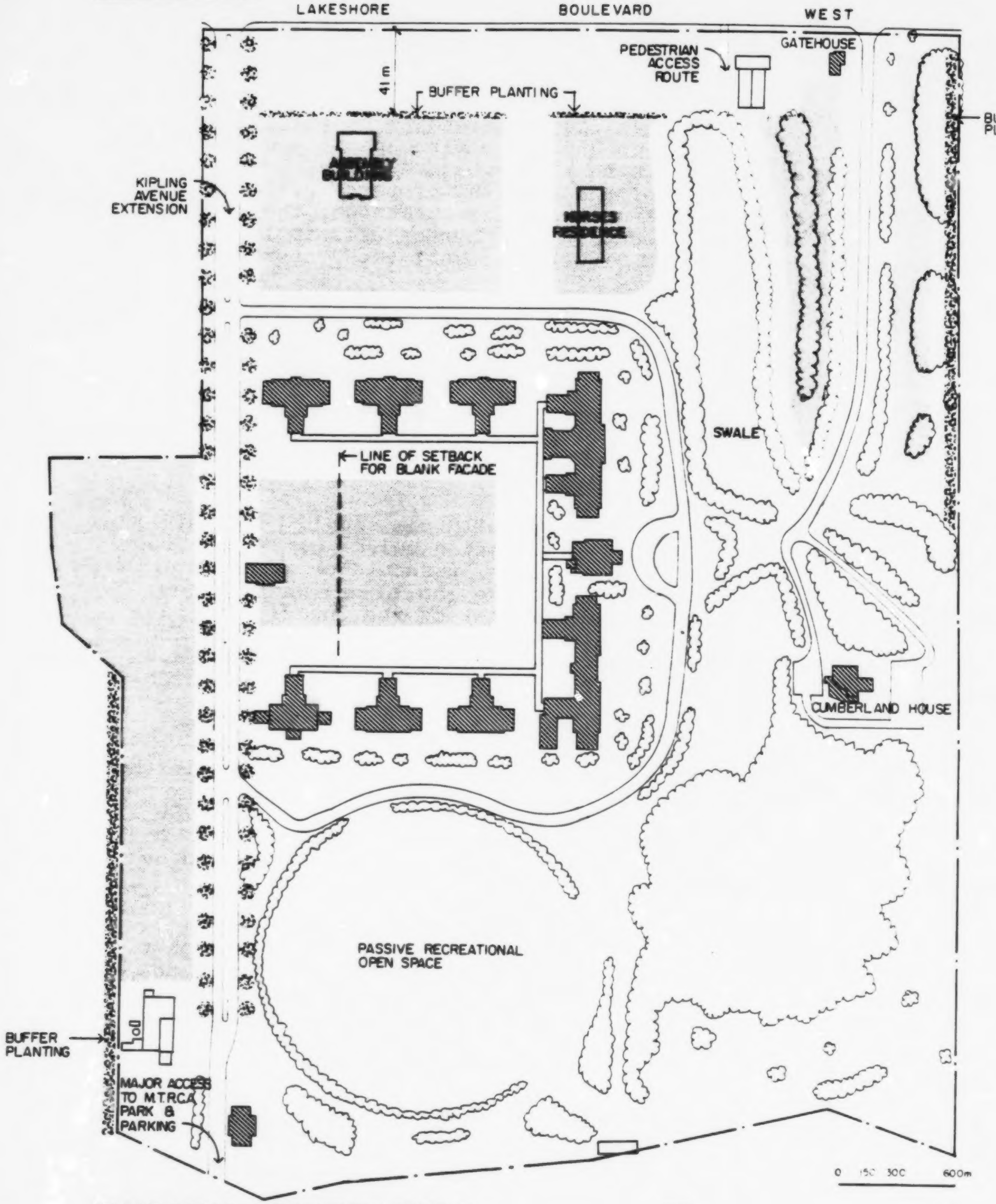
  2. Existing historic buildings should be carefully renovated. All existing buildings dating from before 1900 in parcel B should be retained. The City of Etobicoke should designate these buildings under Part V of the Ontario Heritage Act and should obtain a heritage conservation easement over specific building and landscape elements identified as worthy of preservation.

     Renovations to existing historic buildings should, where feasible, replace original woodwork, porches and detailing, and retain the existing pattern of window openings and detailing. Selective demolition of the 1930's additions to the Cottages and minor new additions to the existing buildings should be permitted.

  3. New institutional buildings should blend in. New institutional buildings in the north east section of the property (Parcel E) should be set back a minimum of 15 metres from adjoining residential property boundaries. The maximum permitted height of buildings in the parcel should be restricted to 10 metres.

  4. Lakeshore Boulevard frontage is a future opportunity. The Lakeshore Boulevard frontage should be held in reserve for future retail and commercial development. At such time as the market justifies development of this frontage, appropriate design guidelines should be recommended by the City of Etobicoke for these parcels.

EXHIBIT 2.12


LAKESHORE
BOULEVARD
WEST
GATEHOUSE
PEDESTRIAN ACCESS ROUTE
41 m
BUFFER PLANTING
BUFFER PLANTING
KIPLING AVENUE EXTENSION
LINE OF SETBACK FOR BLANK FACADE
SWALE
CUMBERLAND HOUSE
PASSIVE RECREATIONAL OPEN SPACE
BUFFER PLANTING
MAJOR ACCESS TO M.T.R.C.A. PARK & PARKING
0 150 300 600m

DESIGN GUIDELINES

KEY

░ ALLOWABLE BUILDING DEVELOPMENT

▨ BUILDINGS TO BE PRESERVED

Exhibit 2.12 summarizes how the guidelines affect the property.

In the following chapter, an implementation program is presented for consideration by the Ministry of Government Services.

3. IMPLEMENTATION STRATEGY

The future of the Lakeshore Psychiatric Hospital site is important to the residents of south Etobicoke, Metropolitan Toronto, and the government of the Province of Ontario. The 63.5 acre property is one of the few remaining publicly owned waterfront properties in Metropolitan Toronto which has not been significantly redeveloped since the beginning of the century. The potential exists to enhance public enjoyment and access to the property, while sensitively adding new development on the site, reintroducing people to the existing vacant buildings and, perhaps most importantly, providing an economic stimulus for the upgrading of the Lakeshore area as viable residential and commercial neighbourhoods.

The process leading to the preparation of this report has emphasized public input and concern for social and economic issues. To ensure successful implementation of any of the proposed concepts, continued attention to the public participation process and to the recognition of market and financial feasibility is necessary. A seven-step plan is proposed to assist implementation of any future uses for the site in the short-term. In addition, three implementation guidelines are recommended to assist in the planning and execution of any future activities regarding the Lakeshore Psychiatric Hospital property.

SEVEN SHORT-TERM MEASURES REQUIRED

A number of steps should be addressed in order to advance the implementation program for the Lakeshore Psychiatric Hospital site. These steps are meant to be sequential and should be examined as soon as possible.

Step 1: Communicate Findings To Public

Following release of this report, steps should be taken to communicate the findings of the report to the public at large. A precis of the report should be presented to the public at a location in south Etobicoke, and questions answered regarding the future use opportunities and feasibility of specific projects. The purpose of this meeting is not to request public endorsement of the program, but rather to inform the public about the potential opportunities for the property and request their comments.

Step 2: Decide On MTRCA Parkland Allotment

Prior to making a commitment to any single future use strategy the Ministry should resolve its outstanding obligation to respond to the Metropolitan Toronto Regional Conservation Authority's request for the Lakeshore Psychiatric Hospital property. The MTRCA is interested in adding the hospital's land base to their Colonel Sam Smith Park waterfront development. The Ministry must decide on the extent to which it will contribute lands to the MTRCA and under what conditions. The future use of the parkland should be compatible with the selected concepts and developed in close consultation with the City of Etobicoke.

Step 3: Decide On Most Appropriate Future Use Strategy

Second only to the unresolved parkland issue, is the issue of continuing to provide services to the psychiatric out-patients presently on the property. It has been recognized in this study, that the Lakeshore Psychiatric Hospital property has provided an extremely valuable and unequalled service to out-patients and developmentally handicapped persons. If these services are to be continued, the Provincial government will have to either upgrade the deteriorating existing facilities, or to consider relocating the existing and perhaps expanded services to a new building on the property.

It has been recognized throughout this study, that the existence of psychiatric out-patients using the buildings in Parcel B poses a constraint to attracting private sector interests in investing in other future use concepts. As a means of resolving this perceived conflict, we have proposed the relocation of social and psychiatric services into modern facilities to be constructed at the northeastern corner of the property close to Lakeshore Boulevard and transit services.

Following resolution of the future status and location of the social services issue, the Ministry should select from among the eight future use concepts, one or two which are of particular merit for implementation purposes.

Step 4: Protect Buildings Against Vandalism

The existing low level of on-site services and security, combined with the discontinued use of many of the buildings has contributed to an increasing level of vandalism against the buildings on the Hospital property. Steps should be taken to secure the facilities and to encourage increased police patrols as a means of discouraging vandalism on the site.

Step 5: Map Out Timing And Phasing

The issue of how long the existing users can remain in their current premises, and whether it is necessary to moth-ball any of the existing buildings in anticipation of their future reuse requires resolution. Steps can then be taken to consider the preferred phasing of development for the future use plan. The parcel containing the quadrangle of cottages is the most significant piece of property from a heritage perspective. Recognizing this, Parcel B should be addressed first as it will set the tone for the development of the other parcels of land.

Step 6: Review And Revise Official Plan

The existing 63.5 acre property has a special site policy attached to it which sets out development guidelines, but does not change the institutional designation. It is, therefore, vitally important that steps be taken to apply for appropriate rezonings and approval from City authorities, for any preferred future development.

Step 7: Issue Proposal Call

The next step is to issue a proposal to identify serious developer interest for the preferred concepts. Sufficient time should be allowed for response to the proposal call.

IMPLEMENTATION GUIDELINES

Keep The Public Apprised

The future reuse of the Lakeshore Psychiatric Hospital site presents enormous potential for increasing the prestige and quality of life in south Etobicoke. As a result it is important that the community be kept informed of the status and direction of future activities on this valuable property.

Encourage Local Response In Public Tender Process

The concepts proposed for future use of the Lakeshore Psychiatric Hospital site are of interest to local Etobicoke investors and organizations. Efforts should be made to invite people and organizations who have indicated interest during the study to consider submitting their proposals for undertaking some of the future use concept plans. The local response to these tender calls would be evaluated on the same basis as tenders received from other constituencies in other municipalities.

Work In Conjunction With Neighbouring Landowners

The south side of Lakeshore Boulevard to the east and west of Kipling Avenue presents a vast, untapped and promising development area. The future extension of Kipling Avenue south of the Lakeshore to the waterfront will offer a new opportunity for building along a major right-of-way and enhancing public access to the water's edge. The Metro Public Works Department (filtration works), Humber College and the Ministry of Government Services all have important roles to play in accommodating a compatible and high quality level of future development. Humber College has already expressed an interest in expanding its south Etobicoke campus, with particular regard to consolidating its satellite campus buildings on the Hospital property and improving its recreational facilities.

Parking for the Colonel Sam Smith Park, any future Metro Parks recreational facilities, and the users of future projects on the Lakeshore Psychiatric Hospital site, will best be provided for through joint parking facilities, where appropriate. The Lakeshore Psychiatric Hospital site cannot be planned in a vacuum. Public enjoyment and the quality of the future development will be enhanced by cooperation and collaboration among the principal landowners.

APPENDICES

A. Background Reports

B. Public Meetings

C. People Contacted and Submissions Received

D. Pro Forma Assumptions

E. Concept Pro Formas

F. Design Guidelines

G. Ministry of Citizenship and Culture Heritage Study

APPENDIX A

BACKGROUND REPORTS

BACKGROUND REPORTS

The findings reached in this final report are a result of much analysis which had taken place and been recorded in previous reports. The following is a list of the precursor reports and the information included therein.

Phase One Report: Developing Alternatives

- Study Overview
- Background Review of Property
- Market Synopsis
- Preliminary Strategies

Phase One Report: Appendices

- Photographs of Buildings
- Building Plans
- Structural Integrity Analysis
- Construction Type Drawings
- Building Investigation Report
- Film Activities on the Property
- Physical Terrain Map

Phase Two Report: Progress Report

- Recommendations for Existing Buildings
- Future Use Options
- Site Development Options
- Provisions of Parkland and MTRCA

*The Ontario Heritage Properties Program Study undertaken by the Ministry of Citizenship and Culture contributed significant background information for this final report.

APPENDIX B

PUBLIC MEETINGS

PUBLIC MEETINGS

The public participation process was an integral part of the Lakeshore Planning Study. The process started with the consultants interviewing over 20 community groups and went on to develop open channels of communication with the whole community. This was achieved through:

- 2 Public Meetings
- 4 Public Workshops.

Public Meeting - March 19, 1986

On Wednesday March 19, 1986, the first public meeting was held. Over 300 community members met with the consulting team at Lakeshore Collegiate Institute, to learn the background and objectives of the study and to voice some of their concerns. Participants were informed that this was the first of three opportunities they would have to work with the consultants to come up with future use strategies for the Lakeshore Hospital site.

Four Public Workshops Took Place April 26, 1986

The consultants and the community met again on Saturday April 26, this time at the Hospital site. Over 200 people toured the property and participated in workshops.

In the workshops, discussions focussed on:

- The value of the site for public park use
- The significance of the existing buildings
- The density and scale of any new construction
- The most appropriate future uses for the site.

The Final Meeting with the Consultants was June 23, 1986

The residents of the Lakeshore community gathered at Lakeshore Collegiate on June 23rd to meet with the consultants once again before the study was completed. More than 300 people were in attendance. The consultants informed the community of where they were in the study process, what was left to be done and what their findings were to date. They also summarized for the residents the information which came out of the public workshops, which consisted primarily of the following points:

PARKLAND

Parkland

- **Expand park area beyond minimum as presented**
- **Park is the site's greatest asset**
- **Designate entire property as parkland**
- **Consider keeping land east of the swale as parkland**
- **Recreational uses should be open to everyone.**

Park Accessible to Community

- **Park should have many entrances**
- **Overcome public's fear of trespassing**
- **Include community park uses**
- **Don't block off Lakeshore Boulevard access.**

The Swale

- **Preserve the swale**
- **Save the trees**
- **Keep development away from the swale.**

Passive Parkland

- **Active park uses should go on Metro lands**
- **Put passive uses on Lakeshore site and active on Humber and filtration plant**
- **Keep development informal, i.e., no bleechers, no formal park**
- **Keep green space, develop picnic areas, strolling paths**
- **Put ball diamonds on west side of Kipling.**

BUILDINGS

Control Development Form and Density

- Low/medium density residential
- Three to four stories
- Not too many buildings on Lakeshore Boulevard
- Don't develop the southwest side of Kipling
- Coordinate development with Humber College.

Reuse Existing Buildings

- Retain the old cottages around the quad
- Preserve the pavillion and Lakehouse
- Historical Society should get Gatehouse.

USES

Existing Users Should Stay on Site

- Allow for reuse of buildings by institutional users
- Parcel east of swale for institutional use
- Health care is a good use for the site
- Should keep all uses now on the site
- Expand existing institutional to include:
  - Chronic care
  - Palliative care
  - Nursing home
  - Convalescent home
  - Hospice
  - Ex-psychiatric patient housing.

Mixed Use Concept is a Good Idea

- Mix more non-residential uses into all concepts
- Mixed use is preferable
- Let residential concepts generate revenue for community facilities.

Allow Film Use with Some Restrictions

- More stringent controls for film uses on the site
- Need revenue from film users
- They should increase their maintenance of the site.

Conference Centre Could be a Good Idea

- Blends with lakefront development
- Conference centre but not at the expense of institutional
- Conference centre is good as long as public has access to site.

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A Number of Other Uses Suggested at Workshops

- Community youth centre in Assembly Hall
- Library
- Consolidated health care facility
- Seniors' housing
- Photography studio
- Research and development centre
- Aquarium
- Assembly building good for meeting rooms, and theatre
- Garden plots in Greenhouse could be rented to residents.

APPENDIX C

PEOPLE CONTACTED AND SUBMISSIONS RECEIVED

- People Contacted by the Consultants
- Groups Who have Made Submissions

PEOPLE CONTACTED BY THE CONSULTANTS

Community Groups

Ms. Chris MacIver, Arts Etobicoke
Mrs. Norma Carrier, Etobicoke Historical Board
Dr. Marvin MacLean, EMHSA (Etobicoke Mental Health Services Agencies)
Mrs. Ruth Grier, MPP
Mr. Michael Spence, Etobicoke Municipal Arts Commission
Mr. Bill Goursky, Etobicoke Social Development Council
Mr. Joseph Leonard, LAMP (Lakeshore Area Multi-Services Project)
Mr. Ralph Holstein, LAMP (Lakeshore Area Multi-Services Project)
Ms. Sharon Layme, Long Branch Historical Society
Mr. Peter Ramos, New Toronto Businessmen's Association
Ms. Irene Jones, Storefront Humber
Mrs. Flora Voisey, Lakefront Owners' Association
Mr. Bill Whelton, Lakeshore Ratepayers' Association
Mr. Robert Prevedelo, Long Branch Businessmen's Association
Mr. K. Platsis, Mimico Businessmen's Association

Parks

Mr. Jack McFadden, MTRCA
Mr. Dick Hunter, MTRCA
Mr. Craig Mather, MTRCA
Mr. Frank Kershaw, Metro Toronto Parks
Mr. Al Higgs, City of Etobicoke, Department of Parks and Recreation

Institutional Uses

Mr. Barry Gutteridge, Ministry of Community and Social Services
Ms. Hillary Brosnan, Jean Tweed Centre
Dr. Zora Tretina, Lakeshore Psychiatric Hospital Outpatients Program
Ms. Nancy Hall, Etobicoke Public Libraries
Dr. R. Gordon, Humber College
Ms. Giah Eisenstein, Ministry of Health, Mental Health Planning Branch
Ms. Jane Taylor, Queen Street Mental Hospital
Ms. Debra Mauro, Ministry of Health, Mental Health Operations Branch
Ms. M.J. Brant, Ministry of Citizenship and Culture, Museum Development

Film

Mr. Wayne Clarkson, Ontario Film Development Corporation
Mr. Naish McHugh, Toronto Film Liaison Office
Mr. Louis Silverstein, Silverstein, Fisher, Kugelmass & Selznick
Ms. Mickie Currie, Yorktown Productions Ltd.
Mr. Gord Brodie, Magder Studios
Mr. Peter Lucas, Showline Limited
Ms. Rutta Danaitis, Department of Communications, Special Advisor, Arts & Culture

Senior Citizen Residence

Mr. McCabe, Extendicare
Mr. H. Grad, Leisure World
Mr. Warnke, Central Park Lodge

Hotel/Conference Centre

Mr. George Zaritsky, Commonwealth Holiday Inns
Mr. Simon Cooper, Delta Hotels
Mr. Don Trudol, CN Hotels
Mr. Gary Goodings, Canadian Pacific Hotels
Mr. Philippe Gadbors, Hilton Canada
Mr. Louis Silverstein, The Racquet Sports Group of Canada Ltd.

Residential

Mr. Scott McKenzie, Coldwell Banker
Mr. Nick Munaretto, Toronto Real Estate Board
Mr. Ed Sajecki, City of Etobicoke Planning Department
Mr. Norm Gallagher, City of Etobicoke Building Department
Mr. Jerry Yee, City of Etobicoke Department of Public Works
Mr. Glen Thompson, City of Etobicoke Clerk's Department
Mr. Ross Russell, City of Etobicoke Fire Department
Mr. Don Richmond, Metro Toronto Housing Corporation
Mr. Joe Silva, Metro Planning
Mr. Chris Kapches, Canadian Mortgage & Housing Corporation

*Appropriate government officials at the provincial and municipal level.
**Only one representative from each group or organization contacted has been included.

GROUPS WHO HAVE MADE SUBMISSIONS

Arts Etobicoke
Canadian Motor Home & Trailer Association
City of Etobicoke Health Department
Etobicoke Girl's Residence
Etobicoke Mental Health Services Agency
Etobicoke Public Library Board
Family Service Association of Metropolitan Toronto
Humber College
Labour Council Development Foundation
Lakefront Owners Association
Lakeshore Area Multi-Services Project Inc.
Lakeshore Hospital Site Public Interest Coalition
Lakeshore Psychiatric Hospital Association of Volunteers
Long Branch Businessmen's Association
Long Branch Historical Society
Madeira Residential and Counselling Services
New Toronto Business Association
Ontario Cycling Association
Ontario Film Development Corporation
Ontario Ministry of Citizenship and Culture
Ontario Nurses Association - Local 29
Queen Street Mental Health Centre
South Etobicoke Community Legal Services
Thistletown Regional Centre
Yorktown Productions
William Punnett Housing Co-operative Inc.

Numerous individuals have also sent letters.

APPENDIX D

PRO FORMA ASSUMPTIONS

- Residual Land Values
- Land Value by Parcel
- Acreage and Number of Developable Units
- Development Costs for Film Concept
- Development Costs to be Assumed by MGS

MGS LAKESHORE
RESIDUAL LAND VALUE

SELLING PRICE PER SQ. FT.	$100 SQ. FT.			$115 SQ. FT.			$125 SQ. FT.			$135 SQ. FT.		
TYPE OF DEVELOPMENT	TOWNHOUSE	APT.	QUAD	TOWNHOUSE	APT.	QUAD	TOWNHOUSE	APT.	QUAD	TOWNHOUSE	APT.	QUAD
AREA OF UNITS BY TYPE	1,440	850	1,200	1,440	850	1,200	1,440	850	1,200	1,440	850	1,200
TOTAL SELLING PRICE/UNIT	$144,000	$85,000	$120,000	$165,600	$97,750	$138,000	$180,000	$106,250	$150,000	$194,400	$114,750	$162,000
LESS COSTS:												
DEVELOPMENT COSTS (INCL. PARKING & LANDSCAPING)	$92,000	$73,000	$78,000	$92,000	$73,000	$78,000	$92,000	$73,000	$78,000	$92,000	$73,000	$78,000
SOFT COSTS	$14,400	$8,500	$12,000	$16,560	$9,775	$13,800	$18,000	$10,625	$15,000	$19,440	$11,475	$16,200
PROMOTION	$7,200	$4,250	$6,000	$8,280	$4,888	$6,900	$9,000	$5,313	$7,500	$9,720	$5,738	$8,100
PROFIT @15%	$21,600	$12,750	$18,000	$24,840	$14,663	$20,700	$27,000	$15,938	$22,500	$29,160	$17,213	$24,300
TOTAL COSTS (EXCL. LAND)	$135,200	$98,500	$114,000	$141,680	$102,325	$119,400	$146,000	$104,875	$123,000	$150,320	$107,425	$126,600
RESIDUAL LAND VALUE/UNIT (BEFORE SERVICING)	$8,800	($13,500)	$6,000	$23,920	($4,575)	$18,600	$34,000	$1,375	$27,000	$44,080	$7,325	$35,400

SOURCE: Peter Barnard Associates analysis: 1986

VALUE OF LAND BY PARCEL AND DEVELOPMENT TYPE

SELLING PRICE PER SQ. FT.	$100 SQ. FT.	$115 SQ. FT.		$125 SQ. FT.			$135 SQ. FT.		
TYPE OF DEVELOPMENT	TOWNHOUSE	TOWNHOUSE	QUAD	TOWNHOUSE	APT.	QUAD	TOWNHOUSE	APT.	QUAD
RESIDUAL LAND VALUE/UNIT (Before Servicing)	$8,800	$23,920	$18,600	$34,000	$1,375	$27,000	$44,080	$7,325	$35,400
BLOCK A	$475,200	$1,291,680		$1,836,000	$396,000		$2,380,320	$2,109,600	
Selling Price per Acre	$132,000	$358,800		$510,000	$110,000		$661,200	$586,000	
BLOCK B			$3,180,600			$4,617,000			$6,053,400
Selling Price per Acre			$265,050			$384,750			$504,450
BLOCK C	$404,800	$1,100,320		$1,564,000	$341,000		$2,027,680	$1,816,600	
Selling Price per Acre	$122,667	$333,430		$473,939	$103,333		$614,448	$550,485	
BLOCK D	$184,800	$502,320		$714,000	$154,000		$925,680	$820,400	
Selling Price per Acre	$132,000	$358,800		$510,000	$110,000		$661,200	$586,000	

SOURCE: Peter Barnard Associates analysis; 1986

ACREAGE AND # OF DEVELOPABLE RESIDENTIAL UNITS

PARCEL OF LAND	# OF ACRES	# OF T.H.	# OF APTS.
BLOCK A	3.6	54	288
BLOCK B	12	0	171
BLOCK C	3.3	46	248
BLOCK D	1.4	21	112
BLOCK E	8.2		

ETOBICOKE'S DENSITY RESTRICTIONS

15 townhouses/acre
80 apartment units/acre

SOURCE: A. J. Diamond Planners; 1986

DEVELOPMENT COSTS FOR FILM

Development for Quad	$13,000,000	Assume costs roughly equivalent to developing as apts.
Development of studios	$7,000,000	Assume 3 sound stages totaling 45,000 sq. ft.
Parking for 400 spaces	$360,000	Assume each space is 300 sq. ft. @ $2/sq. ft.
Land costs	$1,800,000	Assume land is worth $150,000/acre
TOTAL COSTS	$22,160,000	

SOURCE: Peter Barnard Associates; 1986
Film industry experts; 1986

DEVELOPMENT COSTS TO BE ASSUMED BY MGS

DEVELOPMENT OF BLOCK E

BUILDING COSTS	$4,500,000
LANDSCAPING COSTS	$650,000
TOTAL	$5,150,000

DEMOLITION OF BUILDINGS

TRADES BUILDINGS	$115,000
SERVICES BUILDINGS	$135,000
TOTAL	$250,000

SOURCE: A.J. Diamond Planners; 1986

APPENDIX E

CONCEPT PRO FORMAS

ESHORE LAND USE CONCEPT #1
STATUS QUO SCENARIO

	YEARS 1	2	3	4	5	TOTAL	ASSUMPTIONS
REVENUES:							MGS will continue not to charge rent for use of property
Film Companies	$0	$0	$0	$0	$0	$0	
Ministry of Health	$0	$0	$0	$0	$0	$0	
Ministry of Community & Social Services	$0	$0	$0	$0	$0	$0	
TOTAL REVENUES	$0	$0	$0	$0	$0	$0	
OPERATING COSTS:							
Buildings:							
Service Contracts	$82,000	$86,100	$90,405	$94,925	$99,672	$453,102	Wages, utilities and service contracts will increase by 5%/yr
Utilities	$79,000	$82,950	$87,098	$91,452	$96,025	$436,525	
Wages and Benefits	$337,800	$354,690	$372,425	$391,046	$410,598	$1,866,558	
Grounds:							
Service Contracts	$8,000	$8,400	$8,820	$9,261	$9,724	$44,205	
TOTAL OPERATING COSTS	$506,800	$532,140	$558,747	$586,684	$616,019	$2,800,390	
CAPITAL COSTS:							
Minimum maintenance of buildings (@$5/sq. ft.)	$456,950	$0	$0	$0	$0	$456,950	One time upgrading cost to protect buildings for 5yrs
Renovation of existing users facilities	$165,000	$0	$0	$0	$0	$165,000	
New heating systems in quadrangle	$670,000	$0	$0	$0	$0	$670,000	
TOTAL CAPITAL COSTS	$1,291,950	$0	$0	$0	$0	$1,291,950	
TOTAL ALL COSTS	$1,798,750	$532,140	$558,747	$586,684	$616,019	$4,092,340	
TOTAL PROFIT/LOSS	($1,798,750)	($532,140)	($558,747)	($586,684)	($616,019)	($4,092,340)	
P.V. TOTAL CASH FLOWS	($1,635,064)	($439,548)	($419,619)	($400,705)	($382,548)	($3,277,483)	Assume a 10% discount rate

RCE: Peter Barnard Associates analysis; 1986

LAKESHORE LAND USE CONCEPT # 2
HIGH DENSITY RESIDENTIAL

	YEARS 1	2	3	4	5	TOTALS	ASSUMPTIONS
REVENUES:							
Film Companies	$11,000	$11,000	$0	$0	$0	$22,000	Film companies will pay $0.50/sq. ft. for 3,000/sq. ft. of space per year x 2 companies
Sale of Block B	$0	$0	$3,180,600	$0	$0	$3,180,600	One time users will pay a flat $1000 fee and there will be 8 companies per year
Sale of Block C	$0	$0	$0	$1,816,600	$0	$1,816,600	Block B will be sold in yr. 3, Blocks C & D will be sold in yr. 4
Sale of Block D	$0	$0	$0	$820,400	$0	$820,400	Block A will be sold in yr. 5. all revenues are accrued in the year of sale
Sale of Block A	$0	$0	$0	$0	$2,109,600	$2,109,600	Residual sales prices are $115/sq. ft. for quad & TH and $135/sq.ft. for apts.
TOTAL REVENUES	$11,000	$11,000	$3,180,600	$2,637,000	$2,109,600	$7,949,200	
OPERATING COSTS:							
Buildings -Existing							Assuming year 1 is 1986
Maintenance	$61,500	$64,575	$0	$0	$0	$126,075	75% of the existing bldgs will be maintained for 2 yrs.
Utilities	$59,250	$62,213	$0	$0	$0	$121,463	The costs will be 75% of 1985 operating costs
Wages and Benefits	$253,350	$266,018	$0	$0	$0	$519,368	Wages, utilities, maintenance charges will increase by 5% per year
Buildings - New (Block E)							
Maintenance	$0	$0	$10,849	$11,391	$11,961	$34,200	Block E will be open at the beginning of year 3
Utilities	$0	$0	$10,452	$10,974	$11,523	$32,949	Block E will be 60,000 or about 12% of the existing blg areas
Wages and Salaries	$0	$0	$44,691	$46,925	$49,272	$140,888	Operating costs for Block E will be 12% of 1985 costs and increase 5%/yr.
Grounds							
Maintenance	$8,000	$8,400	$5,292	$3,704	$3,306	$28,703	50% of the grounds will be maintained for 2 yrs.
							After Block B is sold 30% of grounds will be maintained by MGS
TOTAL OPERATING COSTS	$382,100	$401,205	$71,283	$72,995	$76,062	$1,003,645	After C & D are sold 20% of grounds will be maintained at a portion of 1985 costs
							MGS will be left with responsibility for 17% in Block E and frontage
CAPITAL COSTS:							
Development of Block E	$2,250,000	$2,250,000	$0	$0	$0	$4,500,000	The cost of developing Block E will be split over 2 yrs.
Landscaping of Block E	$0	$650,000	$0	$0	$0	$650,000	Landscaping costs will occur in the 2nd yr.
Demolition:							
Trades & Services Bldgs	$0	$0	$250,000	$0	$0	$250,000	These bldgs. will be demolished in yr.3 to prepare site for sale
							and allow patients to move in to Block E
TOTAL CAPITAL COSTS	$2,250,000	$2,900,000	$250,000	$0	$0	$5,400,000	
TOTAL ALL COSTS	$2,632,100	$3,301,205	$321,283	$72,995	$76,062	$6,403,645	
TOTAL PROFIT/LOSS	($2,621,100)	($3,290,205)	$2,859,317	$2,564,005	$2,033,538	$1,545,555	
P.V. OF CASH FLOWS	($2,382,580)	($2,717,709)	$2,147,347	$1,751,215	$1,262,827	$61,100	Discount rate of 10% is used based on current prime of 10 1/4%

24.6 acres of parkland

SOURCE: Peter Barnard Associates analysis; 1986

LAKESHORE LAND USE CONCEPT # 3
MEDIUM DENSITY RESIDENTIAL

	YEARS 1	2	3	4	5	TOTALS	ASSUMPTIONS
REVENUES:							
Film Companies	$11,000	$11,000	$0	$0	$0	$22,000	Film companies will pay 0.50/sq. ft. for 3000ft of space/yr. x 2 companies
Sale of Block B	$0	$0	$3,180,600	$0	$0	$3,180,600	One time users will pay a flat $1000 fee and there will be 8 companies per year
Sale of Block C	$0	$0	$0	$1,100,320	$0	$1,100,320	Block B will be sold in yr. 3, Blocks C & D will be sold in yr. 4
Sale of Block D	$0	$0	$0	$502,320	$0	$502,320	Block A will be sold in yr. 5. all revenues are accrued in the year of sale
Sale of Block A	$0	$0	$0	$0	$2,109,600	$2,109,600	Residual sales prices are $115/sq. ft. for quad & TH and $135/sq.ft. for apts.
TOTAL REVENUES	$11,000	$11,000	$3,180,600	$1,602,640	$2,109,600	$6,914,840	
OPERATING COSTS:							
Buildings -Existing							Assuming year 1 is 1986
Maintenance	$61,500	$64,575	$0	$0	$0	$126,075	75% of the existing bldgs will be maintained for 2 yrs.
Utilities	$59,250	$62,213	$0	$0	$0	$121,463	The costs will be 75% of 1985 operating costs
Wages and Benefits	$253,350	$266,018	$0	$0	$0	$519,368	Wages, utilities, maintenance charges will increase by 5% per year
Buildings - New (Block E)							
Maintenance	$0	$0	$10,849	$11,391	$11,961	$34,200	Block E will be open at the beginning of year 3
Utilities	$0	$0	$10,452	$10,974	$11,523	$32,949	Block E will be 60,000 or about 12% of the existing blg areas
Wages and Salaries	$0	$0	$44,691	$46,925	$49,272	$140,888	Operating costs for Block E will be 12% of 1985 costs and increase 5%/yr.
Grounds							
Maintenance	$8,000	$8,400	$5,292	$3,704	$3,306	$28,703	50% of the grounds will be maintained for 2 yrs.
							After Block B is sold 30% of grounds will be maintained by MGS
TOTAL OPERATING COSTS	$382,100	$401,205	$71,283	$72,995	$76,062	$1,003,645	After C & D are sold 20% of grounds will be maintained at a portion of 1985 costs
							MGS will be left with responsibility for 17% in Block E and frontage
CAPITAL COSTS:							
Development of Block E	$2,250,000	$2,250,000	$0	$0	$0	$4,500,000	The cost of developing Block E will be split over 2 yrs.
Landscaping of Block E	$0	$650,000	$0	$0	$0	$650,000	Landscaping costs will occur in the 2nd yr.
Demolition:							
Trades & Services Bldgs	$0	$0	$250,000	$0	$0	$250,000	These bldgs. will be demolished in yr.3 to prepare site for sale
							and allow for users to move into Block E
TOTAL CAPITAL COSTS	$2,250,000	$2,900,000	$250,000	$0	$0	$5,400,000	
TOTAL ALL COSTS	$2,632,100	$3,301,205	$321,283	$72,995	$76,062	$6,403,645	
TOTAL PROFIT/LOSS	($2,621,100)	($3,290,205)	$2,859,317	$1,529,645	$2,033,538	$511,195	
P.V. OF CASH FLOWS	($2,382,580)	($2,717,709)	$2,147,347	$1,044,747	$1,262,827	($645,368)	Discount rate of 10% is used based on current prime of 10 1/4%

24.6 acres of parkland

SOURCE: Peter Barnard Associates analysis; 1986

LAKESHORE LAND USE CONCEPT # 4
LOW DENSITY RESIDENTIAL

	YEARS 1	2	3	4	5	TOTALS	ASSUMPTIONS
REVENUES:							
Film Companies	$11,000	$11,000	$0	$0	$0	$22,000	Film companies will pay 0.50/sq. ft. for 3000ft of space/yr. x 2 companies
Sale of Block B	$0	$0	$3,180,600	$0	$0	$3,180,600	One time users will pay a flat $1000 fee and there will be 8 companies per year
Sale of Block C	$0	$0	$0	$1,100,320	$0	$1,100,320	Block B will be sold in yr. 3, Blocks C & D will be sold in yr. 4
Sale of Block D	$0	$0	$0	$502,320	$0	$502,320	Block A will be sold in yr. 5. all revenues are accrued in the year of sale
Sale of Block A	$0	$0	$0	$0	$1,291,680	$1,291,680	Residual sales prices are $115/sq. ft. for quad & TH and $135/sq.ft. for apts.
TOTAL REVENUES	$11,000	$11,000	$3,180,600	$1,602,640	$1,291,680	$6,096,920	
OPERATING COSTS:							
Buildings -Existing							Assuming year 1 is 1986
Maintenance	$61,500	$64,575	$0	$0	$0	$126,075	75% of the existing bldgs will be maintained for 2 yrs.
Utilities	$59,250	$62,213	$0	$0	$0	$121,463	The costs will be 75% of 1985 operating costs
Wages and Benefits	$253,350	$266,018	$0	$0	$0	$519,368	Wages, utilities, maintenance charges will increase by 5% per year
Buildings - New (Block E)							
Maintenance	$0	$0	$10,849	$11,391	$11,961	$34,200	Block E will be open at the beginning of year 3
Utilities	$0	$0	$10,452	$10,974	$11,523	$32,949	Block E will be 60,000 or about 12% of the existing blg areas
Wages and Salaries	$0	$0	$44,691	$46,925	$49,272	$140,888	Operating costs for Block E will be 12% of 1985 costs and increase 5%/yr.
Grounds							
Maintenance	$8,000	$8,400	$5,292	$3,704	$3,306	$28,703	50% of the grounds will be maintained for 2 yrs. After Block B is sold 30% of grounds will be maintained by MGS
TOTAL OPERATING COSTS	$382,100	$401,205	$71,283	$72,995	$76,062	$1,003,645	After C & D are sold 20% of grounds will be maintained at a portion of 1985 costs MGS will be left with responsibility for 17% in Block E and frontage
CAPITAL COSTS:							
Development of Block E	$2,250,000	$2,250,000	$0	$0	$0	$4,500,000	The cost of developing Block E will be split over 2 yrs.
Landscaping of Block E	$0	$650,000	$0	$0	$0	$650,000	Landscaping costs will occur in the 2nd yr.
Demolition:							
Trades & Services Bldgs	$0	$0	$250,000	$0	$0	$250,000	These bldgs. will be demolished in yr.3 to prepare site for sale
TOTAL CAPITAL COSTS	$2,250,000	$2,900,000	$250,000	$0	$0	$5,400,000	
TOTAL ALL COSTS	$2,632,100	$3,301,205	$321,283	$72,995	$76,062	$6,403,645	
TOTAL PROFIT/LOSS	($2,621,100)	($3,290,205)	$2,859,317	$1,529,645	$1,215,618	($306,725)	
P.V. OF CASH FLOWS	($2,382,580)	($2,717,709)	$2,147,347	$1,044,747	$754,899	($1,153,296)	Discount rate of 10% is used based on current prime of 10 1/4%

24.6 acres of parkland

SOURCE: Fet[illegible] nard Associates analysis, [illegible]

LAKESHORE LAND USE CONCEPT # 5
RESIDENTIAL AND MAJOR FILM DEVELOPMENT

	YEARS						
	1	2	3	4	5	TOTALS	ASSUMPTIONS
REVENUES:							
Film Companies	$11,000	$11,000	$0	$0	$0	$22,000	Film companies will pay 0.50/sq. ft. for 3000ft of space/yr. x 2 companies
Sale of Block B	$0	$0	$1,800,000	$0	$0	$1,800,000	One time users will pay a flat $1000 fee and there will be 8 companies per year
Sale of Block C	$0	$0	$0	$1,100,320	$0	$1,100,320	Block B will be sold in yr. 3, Blocks C & D will be sold in yr. 4
Sale of Block D	$0	$0	$0	$502,320	$0	$502,320	Block A will be sold in yr. 5. all revenues are accrued in the year of sale
Sale of Block A	$0	$0	$0	$0	$2,109,600	$2,109,600	Residual sales prices are $115/sq. ft. for quad & TH and $135/sq.ft. for apts.
							Developer of film Block B will pay $150,000/acre for 12 acres and nothing for bldgs.
TOTAL REVENUES	$11,000	$11,000	$1,800,000	$1,602,640	$2,109,600	$5,534,240	
OPERATING COSTS:							
Buildings -Existing							Assuming year 1 is 1986
Maintenance	$61,500	$64,575	$0	$0	$0	$126,075	75% of the existing bldgs will be maintained for 2 yrs.
Utilities	$59,250	$62,213	$0	$0	$0	$121,463	The costs will be 75% of 1985 operating costs
Wages and Benefits	$253,350	$266,018	$0	$0	$0	$519,368	Wages, utilities, maintenance charges will increase by 5% per year
Buildings - New (Block E)							
Maintenance	$0	$0	$10,849	$11,391	$11,961	$34,200	Block E will be open at the beginning of year 3
Utilities	$0	$0	$10,452	$10,974	$11,523	$32,949	Block E will be 60,000 or about 12% of the existing blg areas
Wages and Salaries	$0	$0	$44,691	$46,925	$49,272	$140,888	Operating costs for Block E will be 12% of 1985 costs and increase 5%/yr.
Grounds							
Maintenance	$8,000	$8,400	$5,292	$3,704	$3,306	$28,703	50% of the grounds will be maintained for 2 yrs.
							After Block B is sold 30% of grounds will be maintained by MGS
TOTAL OPERATING COSTS	$382,100	$401,205	$71,283	$72,995	$76,062	$1,003,645	After C & D are sold 20% of grounds will be maintained at a portion of 1985 costs
							MGS will be left with responsibility for 17% in Block E and frontage
CAPITAL COSTS:							
Development of Block E	$2,250,000	$2,250,000	$0	$0	$0	$4,500,000	The cost of developing Block E will be split over 2 yrs.
Landscaping of Block E	$0	$650,000	$0	$0	$0	$650,000	Landscaping costs will occur in the 2nd yr.
Demolition:							
Trades & Services Bldgs	$0	$0	$250,000	$0	$0	$250,000	These bldgs. will be demolished in yr.3 to prepare site for sale
							and the existing users will be moved to Block E
TOTAL CAPITAL COSTS	$2,250,000	$2,900,000	$250,000	$0	$0	$5,400,000	
TOTAL ALL COSTS	$2,632,100	$3,301,205	$321,283	$72,995	$76,062	$6,403,645	
TOTAL PROFIT/LOSS	($2,621,100)	($3,290,205)	$1,478,717	$1,529,645	$2,033,538	($869,405)	
P.V. OF CASH FLOWS	($2,382,580)	($2,717,709)	$1,110,516	$1,044,747	$1,262,827	($1,682,198)	Discount rate of 10% is used based on current prime of 10 1/4%

24.6 acres of parkland

SOURCE: Peter Barnard Associates analysis; 1986

LAKESHORE LAND USE CONCEPT # 6
RESIDENTIAL, MINOR FILM DEVELOPMENT AND INSTITUTIONAL RESIDENTIAL

	YEARS 1	2	3	4	5	TOTALS	ASSUMPTIONS
REVENUES:							
Film Companies	$11,000	$11,000	$0	$0	$0	$22,000	Film companies will pay 0.50/sq. ft. for 3000ft of space/yr. x 2 companies
Sale of Block B - Film	$0	$0	$900,000	$0	$0	$900,000	One time users will pay a flat $1000 fee and there will be 8 companies per year
Sale of Block B - Instit.	$0	$0	$1,590,300	$0	$0	$1,590,300	Block B will be sold in yr. 3, Blocks C & D will be sold in yr. 4
Sale of Block C	$0	$0	$0	$1,100,320	$0	$1,100,320	Seniors' residence developer will pay half of costs for quad devel. @ $115/sq. ft. for half land
Sale of Block D	$0	$0	$0	$502,320	$0	$502,320	Block A will be sold in yr. 5. all revenues are accrued in the year of sale
Sale of Block A	$0	$0	$0	$0	$2,109,600	$2,109,600	Residual sales prices are $115/sq. ft. for quad & TH and $135/sq.ft. for apts.
							Developer of film Block B will pay $150,000/acre for 6 acres and nothing for bldgs.
TOTAL REVENUES	$11,000	$11,000	$2,490,300	$1,602,640	$2,109,600	$6,224,540	
OPERATING COSTS:							
Buildings -Existing							Assuming year 1 is 1986
Maintenance	$61,500	$64,575	$0	$0	$0	$126,075	75% of the existing bldgs will be maintained for 2 yrs.
Utilities	$59,250	$62,213	$0	$0	$0	$121,463	The costs will be 75% of 1985 operating costs
Wages and Benefits	$253,350	$266,018	$0	$0	$0	$519,368	Wages, utilities, maintenance charges will increase by 5% per year
Buildings - New (Block E)							
Maintenance	$0	$0	$10,849	$11,391	$11,961	$34,200	Block E will be open at the beginning of year 3
Utilities	$0	$0	$10,452	$10,974	$11,523	$32,949	Block E will be 60,000 or about 12% of the existing blg areas
Wages and Salaries	$0	$0	$44,691	$46,925	$49,272	$140,888	Operating costs for Block E will be 12% of 1985 costs and increase 5%/yr.
Grounds							
Maintenance	$8,000	$8,400	$5,292	$3,704	$3,306	$28,703	50% of the grounds will be maintained for 2 yrs.
							After Block B is sold 30% of grounds will be maintained by MGS
TOTAL OPERATING COSTS	$382,100	$401,205	$71,283	$72,995	$76,062	$1,003,645	After C & D are sold 20% of grounds will be maintained at a portion of 1985 costs
							MGS will be left with responsibility for 17% in Block E and frontage
CAPITAL COSTS:							
Development of Block E	$2,250,000	$2,250,000	$0	$0	$0	$4,500,000	The cost of developing Block E will be split over 2 yrs.
Landscaping of Block E	$0	$650,000	$0	$0	$0	$650,000	Landscaping costs will occur in the 2nd yr.
Demolition:							
Trades & Services Bldgs	$0	$0	$250,000	$0	$0	$250,000	These bldgs. will be demolished in yr.3 to prepare site for sale
							and the existing users will be moved to Block E
TOTAL CAPITAL COSTS	$2,250,000	$2,900,000	$250,000	$0	$0	$5,400,000	
TOTAL ALL COSTS	$2,632,100	$3,301,205	$321,283	$72,995	$76,062	$6,403,645	
TOTAL PROFIT/LOSS	($2,621,100)	($3,290,205)	$2,169,017	$1,529,645	$2,033,538	($179,105)	
P.V. OF CASH FLOWS	($2,382,580)	($2,717,709)	$1,628,932	$1,044,747	$1,262,827	($1,163,783)	Discount rate of 10% is used based on current prime of 10 1/4%

24.6 acres of parkland

SOURCE: Peter Barnard Associates [illegible]

LAKESHORE LAND USE CONCEPT # 7
PARKLAND AND INSTITUTIONAL IN THE QUAD.

	YEARS						
	1	2	3	4	5	TOTALS	ASSUMPTIONS
REVENUES:							
Lease part of B for film	$0	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$4,000,000	Assume rent all but one cottage (aprox. 200,000 sq. ft.) for $5/sq. ft.
TOTAL REVENUES	$0	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$4,000,000	
OPERATING COSTS:							
Buildings -Existing							Assuming year 1 is 1986
Maintenance	$46,125	$48,431	$50,853	$53,395	$56,065	$254,870	75% of the existing bldgs will be maintained
Utilities	$79,000	$82,950	$87,098	$91,452	$96,025	$436,525	The costs will be 75% of 1985 operating costs
Wages and Benefits	$190,013	$199,513	$209,489	$219,963	$230,961	$1,049,939	Wages, utilities, maintenance charges will increase by 5% per year
Grounds							
Maintenance	$3,200	$3,360	$3,528	$3,704	$3,890	$17,682	Assume that MGS will be responsible for 20% of total grounds
							Cost of upkeep will be 20% of the 1985 service contract
TOTAL OPERATING COSTS	$318,338	$334,254	$350,967	$368,515	$386,941	$1,759,016	Cost of ground maintenance will increase 5%/yr.
CAPITAL COSTS:							
Upgrading of the quad	$1,969,800	$0	$0	$0	$0	$1,969,800	Assume quad can be preserved and made habitable for $30/sq. ft.
Upgrading existing uses	$275,000	$0	$0	$0	$0	$275,000	
New heat system - quad	$670,000	$0	$0	$0	$0	$670,000	Ed Menezes estimates
TOTAL CAPITAL COSTS	$2,914,800	$0	$0	$0	$0	$2,244,800	
TOTAL ALL COSTS	$3,233,138	$334,254	$350,967	$368,515	$386,941	$4,003,816	
TOTAL PROFIT/LOSS	($3,233,138)	$665,746	$649,033	$631,485	$613,059	($673,816)	
P.V. OF CASH FLOWS	($2,938,922)	$549,906	$487,424	$431,304	$380,710	($1,089,579)	Discount rate of 10% is used based on current prime of 10 1/4%

51.5 acres of parkland

SOURCE: Peter Barnard Associates analysis; 1986

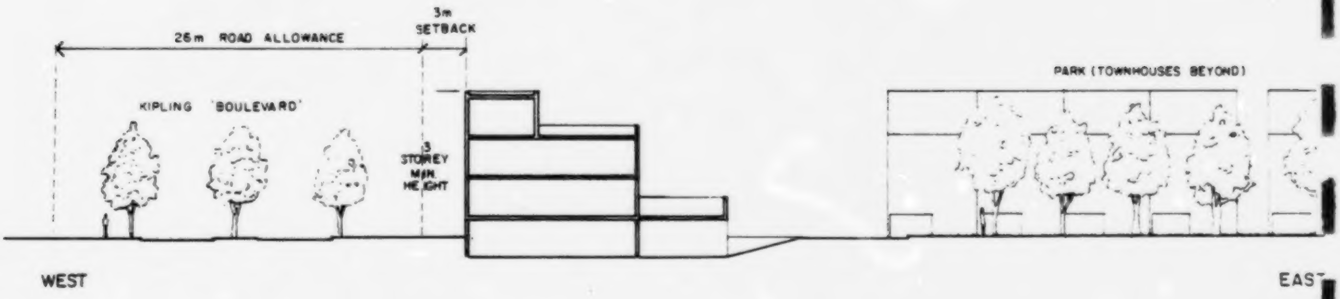
APPENDIX F

DESIGN GUIDELINES

- Overall Design Principals
- Site Specific Design Guidelines

DESIGN GUIDELINES

EXHIBIT F-1


26m ROAD ALLOWANCE
3m SETBACK
KIPLING 'BOULEVARD'
3 STOREY MIN. HEIGHT
PARK (TOWNHOUSES BEYOND)
WEST
EAST

**KIPLING AVENUE
STREET SECTION**

Design Guidelines

Lakeshore Psychiatric Hospital

A. OVERALL DESIGN PRINCIPLES

Access, Vehicular Circulation and Parking

1. Kipling Avenue Extension

- Kipling to act as the major gateway and access road to both the new development and Col. Sam Smith Park. Right of way width 86' (24 M).

- Kipling to run straight south to the area south of the existing steam plant, where it can loop to the west to give access to parking on Humber College lands, serving Col. Sam Smith Park.

- Kipling to be developed with an urban built edge, with consistent building set backs, materials and heights.

- A landscaped boulevard to be provided down the median of Kipling. Street trees to be provided on both sides of the Kipling extension at a minimum of 10 Metre intervals.

- Pedestrian scale lighting on both sides of Kipling, maximum 4.5 Metres in height.

2. East Access Road (Existing)

- This road to remain a private road with existing r.o.w. which provides acess only to the proposed institutional development and to the Jean Tweed Centre. No vehicular access to the park or to the new residential/commercial development will be permitted. The road will be terminated as a cul de sac at the Jean Tweed Centre.

- Existing trees on both sides of this road are to be maintained and replaced as required. Pedestrian scale lighting is to be installed.

3. Central Access Road (New)

- This road is to become a public road (20 M r.o.w.), an extension of Seventeenth Street, with new street trees at minimum 8 Metre intervals. Pedestrian scale lighting is to be installed.

4. Internal Ring Road (Existing)

This road is to become a public road (20 M r.o.w.) but to follow its original alignment, maintaining the traditional relationship between the road and the historic buildings. The existing mature trees and landscaping are to be preserved, maintained and replaced as required. Pedestrian scale lighting is to be installed.

5. Parking

Parking for all new apartment residential development will be below grade, with limited surface visitor parking. Parking for townhouse residential development may be one half level grade within each unit. Where parking is at grade it will be well landscaped and buffered in a manner that is in keeping with the character of the site.

Open Space and Pedestrian Networks

1. Open Space Dedication

The section of the site east of the Kipling Ave. extension and south of the internal ring road is to be preserved as open space. Similarly the full extent of the swale is to be preserved, including the section north of Cumberland House. The building of any new development adjacent to the swale shall be set back a minimum of 10 Metres from the swale edge.

The existing historic landscape elements are to be preserved and replaced as required, maintaining the heritage character of this open space. These include the existing pattern of roads and pathways, the lake front pavilion and the gazebo (to be restored and re-erected), flower beds and stands of mature trees.

2. Pedestrian Links

A pedestrian route from the northerly portion of the swale is to be provided along the east edge of the swale, linking the swale to Lakeshore Road. This pathway is to be open to the sky, with a minimum width of 5 M.

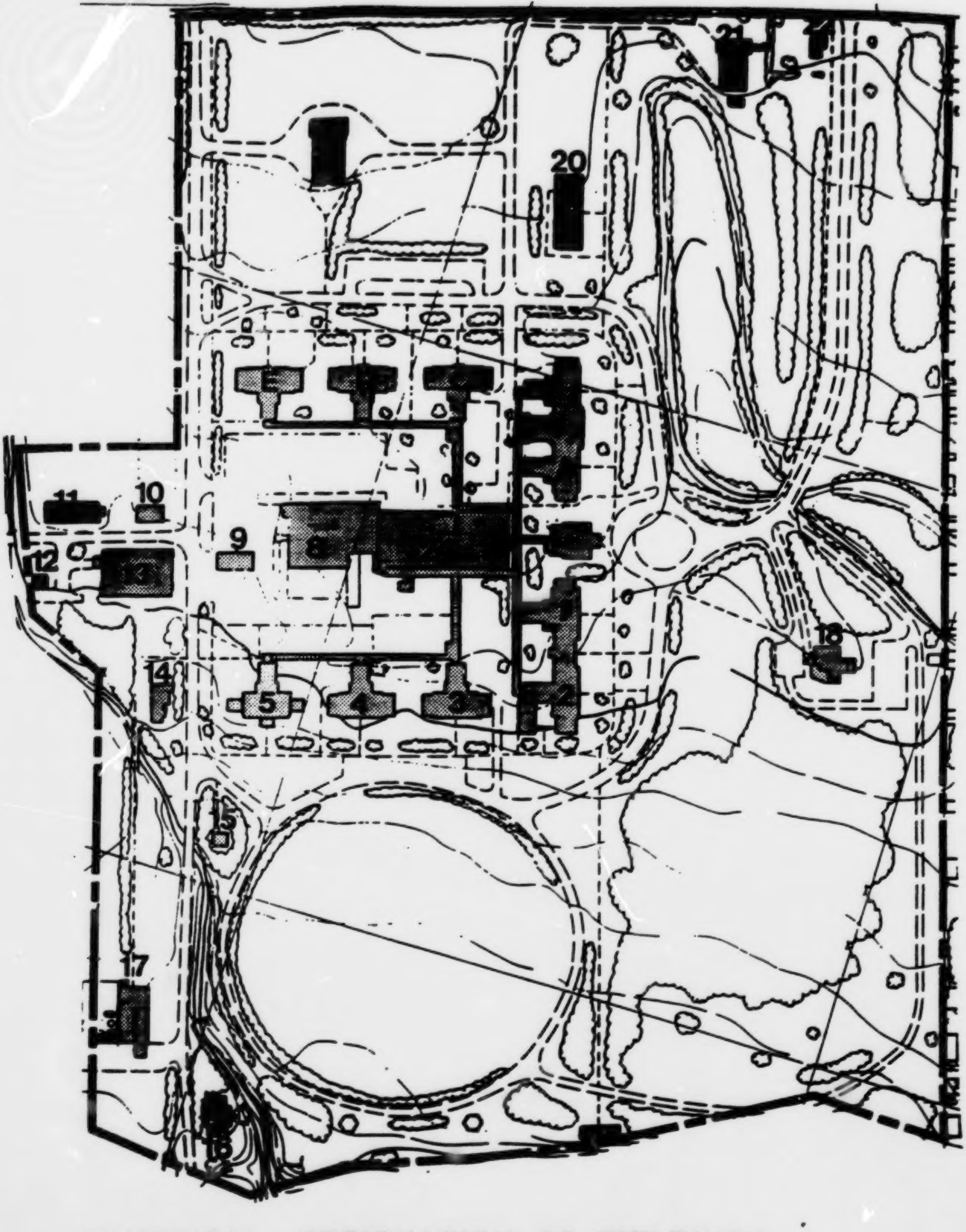
Pedestrian access to Col. Sam Smith Park is to be directed to the Kipling Ave. extension, and is not to be taken through the Lakeshore park or new residential community.

3. Recreational Uses

Within the public open space areas of the property recreational uses are to be limited to those which are compatible with the new and existing residential communities, and which will be in character with the existing landscape.

SITE SPECIFIC DESIGN GUIDELINES

EXHIBIT F-2


21
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16

NUMERICAL DESIGNATION OF BUILDINGS

The development of specific recreational uses are subject to the approval of the City of Etobicoke.

B. SITE SPECIFIC DESIGN GUIDELINES

Parcels A, C and D

These parcels include the M.G.S. property on the west side of the Kipling Avenue extension, and the property north of the ring road, bounded by the swale on the east and Kipling on the west.

1. Existing Buildings

- None of the existing buildings in this parcel require retention. The steam plant is of some architectural interest, and its stack is a local landmark which terminates Kipling Avenue. This building should be retained if a feasible new use can be found for it (i.e. as an activity or orientation centre for Col. Sam Smith Park). The Assembly Hall and the Nurses' Residence should be offered to local community groups for a fixed period of time prior to development of these parcels. If no viable use can be found for these buildings within the stipulated time frame, they may be demolished to make way for new development.

2. New Buildings

General

New buildings should create an "urban" relationship with Kipling Avenue. Buildings should be generally continuous along Kipling, enclosing the street as a formal landscaped boulevard entrance to both the major park and the new mixed use development. New buildings should not be set back more than 6 Metres from the Kipling Ave. right of way.

Maximum permitted residential densities are:

Parcel A: 300 units
Parcel C: 250 units
Parcel D: 115 units

Townhouses

Where a townhouse building form is developed, the following design guidelines will apply:

- Three storey minimum height limit for buildings fronting on Kipling.

- Maximum 3 Metre set back. Maximum 6 Metre set back from the Kipling right of way.

- Where the side facade of a bulding faces Kipling, the facade should be modulated and should contain a minimum of 25% glazed area.

- All parking (other than visitor parking) should be accommodated below grade.
- Maximum density for townhouse development 15 up/ac

Apartments

Where an apartment building form is developed, the following design guidelines will apply:

- Seven storey maximum height
- Maximum 6 Metre set back from the Kipling right of way.
- Maximum density for apartment development 80 up/ac

Materials

- A combination of brick or stone for the full extent of the facade. The colour range should be similar to the colours found in the historic buildings in Parcel B.

Parcel B

Parcel B is the parcel on the east side of the Kipling Avenue extension which contains the historically significant grouping of Hospital Buildings. This parcel is generally bounded by Kipling on the west and by the existing loop road.

General

- The City of Etobicoke consider designating Parcel B under Part V of the Ontario Heritage Act.
- All existing buildings dating from before 1900 in this Parcel are to be retained. The City of Etobicoke should obtain a heritage conservation easement on the Parcel B lands, specifying the buildings and landscape elements which are to be preserved.
- The Trades and Service Buildings are to be demolished.
- The Tunnels are to be retained only if a viable use can be found for them. Restoration and reuse of the tunnels is to be encouraged.
- The Stable is to be retained and renovated unless it is required as a site for a new bulding. It should not be demolished to create surface parking.
- The 1930's additions which join Cottages A & B and Cottages 1 & 2 may be demolished if required.

Renovations to Existing Buildings

- The existing pattern of window openings and detailing is to be retained and restored where necessary. Exterior woodwork other than windows is to be restored to at least its present form.
- Replacement of the original woodwork, porches and detailing is to be encouraged in the renovation of the existing buildings.
- Repairs are to be matched to existing materials.
- Windows are to be replaced with clear glass only.
- Minor additions to the existing buildings are permitted provided such additions do not exceed 15% of the existing bulding footprint, and 15% of the existing floor area. New additions in excess of 15% of the existing building are to be reviewed by LACAC and the City of Etobicoke. New additions are to be permitted only on the side and rear facades.

New Infill Buildings

- New buildings in Parcel B are restricted to the courtyard area within a line drawn at a distance of 20 Metres from the rear façades of the existing buldings.
- New infill buildings which are within 45 Metres of the Kipling Avenue extension must be of brick and/or masonry and the Kipling facade must have a minimum 35% glazing. Buildings of non-masonry materials, or with a windowless facade on Kipling must be set back a minimum of 20 Metres from the Kipling right of way.
- New infill buildings in Parcel B may not exceed the height of the eaves of the existing buildings.
- New residential infill buildings are to be in brick of a similar colour to the existing buildings.

Landscape and Parking

- The landscaped area between the existing buildings and the ring road is to be maintained as far as possible in its present condition. Limited surface entrance driveways and visitor parking are permitted in this area, with a maximum of 5 surface parking spaces per building. Surface parking is to be well secured with masonry walls and/or parking.
- Existing trees are to be maintained and replaced as required.

- All parking for new buildings other than buildings which accommodate the film industry is to be below grade or in a structure not more than height of tunnels above grade. Parking for uses occupying the renovated existing buildings may be at grade, but must be primarily located in the courtyard, and well landscaped. If a parking deck is created in the courtyard, the roof shall be landscaped to provide shared recreation space.

- All service access is to be from Kipling Avenue and well screened.

Parcel E

Parcel E is the northeastern section of the site, bounded by the easterly access road, Lakeshore Boulevard, the easterly property boundary and the limits of the swale to the south. This portion of the property is to be developed for institutional use to accommodate those health services presently housed in Parcel B, and to provide the opportunity for compatible new institutional and health-related uses.

- New buildings should be set back a minimum of 15 metres from the east property line of the Lakeshore Psychiatric Hospital grounds.

- In order to respect the scale of the single family houses on Thirteenth Street, new buildings should not exceed 10 metres in height.

- Existing planting, which creates an attractive avenue of trees along the access road and provides a buffer of planting along the east property boundary should be retained wherever possible.

Parcel F

- Parcel F is the Lakeshore Road frontage, which is to be held in reserve until the market for new office commercial/retail space justifies development.

- When new development occurs design guidelines should be reviewed to ensure consistency with the current physical context.

- Buildings should be built up to the average set back line of existing commercial buildings on Lakeshore Road.

- All surface parking and service access shall occur at the rear of the buildings.

- A screen of buffer planting shall be provided between the service lane and Parcel C and D.

Design Guidelines Recommended for Future Development

Detailed design guidelines which will be used to shape future development of the site. These are provided in detail in Appendix F, and are summarised here.

Overall Design Principles

1. Access, Circulation and Parking

The Kipling Avenue Extension will become the major gateway and access to the Lakeshore property and to Col. Sam Smith Park. It will be developed as a landscaped treed boulevard, with a consistent scale of building lining its northerly sections. The present access road will provide separate access to the Institutional development in Block E and to Cumberland House (Jean Tweed Centre). The internal ring road is to be maintained in its present alignment and upgraded as required to municipal standrds.

Parking for all new residential development will be below grade with limited surface parking for visitors. Where parking is at grade it will be well landscaped and buffered.

2. Open Space and Pedestrian Networks

The portions of the site east of the Kipling Avenue Extension and south of Parcel B, and the swale are to be preserved as public open space. The historic landscape elements including mature trees, lawns, pathways, flower beds and shrubbery, the pavilion and the gazebo (restored and re-built) are to be preserved. The development of specific recreational uses will be in keeping with the historic landscape and will be subject to the approval of the City of Etobicoke.

A public pedestrian route is to be provided from Lakeshore Road through the swale to the southerly public parklands.

Site Specific Design Guidelines

1. New Residential Buildings

New residential buildings will have a maximum height of seven stories and should be faced with brick or a combination of brick and stone in a colour range similar to the colours found in the existing historic

.../8

buildings. All parking other than visitor parking will be below grade or within the building.

2. Existing Historic Buildings

All existing buildings dating from before 1900 in Parcel B are to be retained. The City of Etobicoke should designate these buildings under Part V of the Ontario Heritage Act and should obtain a heritage conservation easement over specific building and landscape elements identified as worthy of preservation.

Renovations to existing historic buildings should where feasible replace original woodwork, porches and detailing, and retain the existing pattern of window openings and detailing. Selective demolition of the 1930's additions to the Cottages and minor new additions to the existing buildings are permitted.

3. New Institutional Buildings

New institutional buildings in the north east section of the property (Parcel E) must be set back a minimum of 15 metres from adjoining residential property boundaries. The maximum permitted height of buildings in this block is 10 metres.

4. Lakeshore Road Frontage

The Lakeshore Road frontage is to be held in reserve for future retail and commercial development. At such time as the market justifies development of this frontage, appropriate design guidelines should be developed by the City of Etobicoke for these blocks.

APPENDIX G

MINISTRY OF CITIZENSHIP AND CULTURE HERITAGE STUDY

LAKESHORE PSYCHIATRIC HOSPITAL

ETOBICOKE, METRO TORONTO

N00406

Ontario Heritage Properties Program
April, 1986

ONTARIO HERITAGE PROPERTIES PROGRAM

LAKESHORE PSYCHIATRIC HOSPITAL, ETOBICOKE

INTRODUCTION

Known earlier as the Mimico Branch Hospital, the Mimico Lunatic Asylum, the Mimico Hospital for the Insane and the New Toronto Asylum, Lakeshore Psychiatric Hospital was opened in 1890 as a chronic care branch of the Toronto Asylum. It was designed as a cottage hospital, reflecting a turn of the century approach to the care and treatment of the insane in North America. The hospital was closed in 1979 as the result of a new program to decentralize psychiatric care in the province of Ontario.

During the ninety years of its operation, the grounds of Lakeshore Psychiatric Hospital were extensively developed, largely by patient labour as a form of therapy. Approximately thirty buildings were constructed, most of which date from the turn of the century period and remain today. The purpose of this report is to assess the heritage value of the site and its components.

SITE HISTORY

The land upon which Lakeshore Psychiatric Hospital was built, Lots 5 and 6 Broken Front in the Township of Etobicoke, was originally farmland. It was surveyed for settlement in 1783 and, as the Illustrated Historical Atlas for the County of York commented in 1878, these lots represent well "the time and manner of the original surveys. We have here a good example of the practice first followed of laying out the lot as to obtain a frontage upon a water way." Both lots were among the first in the township to be acquired.

a) Lot 5 Broken Front

The majority of Lakeshore Psychiatric Hospital's buildings are located on Lot 5, Broken Front. This land was obtained by patent from the Crown by Daniel Stewart in 1804. Stewart also owned Lot 5 Concession 1 situated to the north of the site lot, and he presumably operated the two lots together as a single 160 acre farm, as patent documentation lists him as "yeoman". In 1811 Stewart sold both lots to Prideux Selby, and in 1825 Selby, in turn, sold them to George Goldthorpe for 200 pounds. In 1846, George Goldthorpe died leaving his land to his sons; the east and west halves of Lot 5 Concession 1 went to his sons Thomas and James respectively. The broken front portion he willed to his wife Margaret and his son Benjamin.

By 1846 when George Goldthorpe died, there were obviously some buildings on Lot 5. Stewart, Selby and George Goldthorpe had all farmed the property and lived upon it and the original buildings may have been built as early as 1804. No information exists to tell us the location of those buildings. They may have been on the broken front portion, or alternatively on Lot 5 Concession 1. The earliest documentation that reveals the nature of the building on Lot 5 is the 1851 Census. It records a frame house on the broken front portion, and also a stone house on the east half of Lot 5 Concession 1.

The composition of the households of each of these buildings as they are listed in the 1851 Census provides some basis for speculation as to which of these dwellings was the original farm house. The occupants of the stone house include Thomas Goldthorpe, age 31, his wife and young children in what is clearly a young family. At the same the occupants of the frame house include Benjamin Goldthorpe, age 20, his mother, his nephew and his brother Samuel, age 23; this would seem to be the George Goldthorpe family home. In all likelihood it was also the older house on Lot 5. Presumably, Thomas Goldthorpe built the stone house when he left his father's house to get married; the frame family home and its portion of broken front property was probably left to the youngest son so that the widow could remain in her home as long as possible. It is interesting to note that she appears in the 1861 Census as resident in the home of a married daughter. During the intervening years, Benjamin Goldthorpe had married and begun a family himself; in 1858 he also leased his mother's interest in the broken front portion of Lot 5, and appears in land titles thereafter as its sole owner. Benjamin Goldthorpe farmed this property until 1888 when he sold it to the Crown in exchange fo $2,000 and a portion of the government's model farm located elsewhere in the township.

During the time Benjamin Goldthorpe owned the property it contained two barns, a stable, and a frame house. The house was probably one and a half storeys high, since along with several of its neighbours it is listed in the 1851 Census as one storey and in the 1861 Census as two. Its location is shown in Tremaine's Map of the County of York (1860) and the Illustrated Historical Atlas of the County of York (1878) as in the (east - west) middle of the northern portion property, slightly back of the creek that crossed the property (see maps 2 and 3 attached).

b) **Lot 6 Broken Front**

This property was first deeded to Samuel Smith, Esq. by patent in 1806. It was one of eleven lots he received, and the Crown Patent Plan for the area includes a notation that "The lands here have been asked by Maj. Smith in lieu land ... formerly described for him to the amount of 1,000 acres." Smith continued to hold the property without building upon it until his death in 1833, after which it passed through the hands of a variety of investors without being developed. The last of these investors was Hugh McNeil who purchased the property in 1849, and died before 1860 when the Tremaine map records the land as the property of the "Late Hugh McNeil" without a building upon it. This information is confirmed by the 1861 Census which contains no data on either a building or the McNeil family.

By1871, however, a house and two stables had been constructed on the property, and Hugh J. McNeil (age 28) and his mother and brother Roderick are listed occupants. The 1878 York atlas records that the house was sitated on the north boundary of the property next to the lakeshore road, approximately centred east to west (see map 3). Hugh J. McNeil mortgaged the land to buy his brother's interest in 1880, and seems to have continually remortgaged it until 1901 when he defaulted on payments. By 1903 his creditor had turned it over to a collections agent who quickly sold it to the Crown to become a part of the Mimico Lunatic Asylum.

It is interesting to note that, with the exception of the barns on both properties that appear to have been used for a short while, none of the buildings on either Lot 5 or Lot 6 Broken Front appear at all in the records of the site. Presumably, they were demolised when the site was acquired.

THE ORIGINS OF THE MIMICO ASYLUM

a) Early Accommodation of the Insane in Ontario

Until the nineteenth century, insanity was considered to be "the mark of the Devil or God's judgment on the unrighteous". During the earliest days of Upper Canada, the mildly insane were housed in an informal way by their families or religious institutions, while those considered to be a menace to society were confined in prisons. In 1839, the colonial government passed the "Bill for the Establishment of the Upper Canada Lunatic Asylum", accepting care of the insane as a public responsibility. Concurrent with this came a growing acceptance of insanity as a form of medical disease.

When permanent quarters were built for the first Ontario Asylum in Toronto in 1850, the architect John Howard travelled through the United States in search of the proper requirements for a suitable structure. He encountered Dr. Thomas Kirkbride, a Philadelphia physician who later published a series of 26 propositions On the Construction, Organization, and General Management for Hospitals for the Insane. Kirkbride's propositions were used as a basis for the construction of most hospitals for the insane in both Canada and the United States in the mid nineteenth century. Certainly, they provided the philosophy upon which Ontario's first asylums were built in Toronto (1850), London (1870), and Hamilton (1876). As Henry Hurd described them, they espoused the design of large single building hospitals with the following prerequisites:

> ... an administration building of somewhat more commanding and imposing architecture than the wings which was to be used for offices, store-rooms and kitchen as well as for a residence for the superintendent and medical officers. On either side of the administration building were wings, ... each wing to be occupied by one of the sexes ... (Separate) wings ... were arranged for the care of different classes of patients ... Each ward was complete in itself, that is, each possessed a bath-room, water-closets, clothes-room, dining room, etc. ... it was possible to supply food from a central kitchen.

While hospitals built according to the Kirkbride plan in Ontario met with varying degrees of success, their major problem was overcrowding. As early as 1859 the Toronto hospital began to establish branches to accommodate its overflow. At first, these were temporary, buildings designed for other purposes, intended to accommodate patients until permanent facilities could be built, Fort Malden (1859) and Orillia (1861). For the first time in the late 1880s, the Toronto Asylum built what was intended to be a permanent branch hospital, the Mimico Branch Asylum.

b) Establishment of the Mimico Asylum

The need for this branch hospital was more pressing than patient accommodation alone. Its construction was prompted by increasing urbanization in the area of the Toronto Asylum, urbanization that had eroded the early 200 acre plot to 32 acres. It was no longer possible to accommodate the asylum farming operations which were not only thought to provide therapy to patients through physical labour, but which also provided considerable alleviation to the public purse by supplying the equivalent of $6,400 per annum of institutional food at minimum cost.

Clearly, it was necessary to establish a farming operation nearby to fulfil these needs. They could be effectively combined with the requirement for additional accommodation by the establishment of a residential branch farm.

Between 1850 and 1888 the medical profession accepted the "economy, humanity and wisdon" of separating different classes of patients. D.K. Clark, Medical Superintendent of the Toronto Hospital was a strong advocate of the philosophy. He believed "that the acute or curable and improvable and the chronic are mingled together to the great detriment of the former". The chronic, he argued, comprised a large proportion of any asylum's population, yet those who were tranquil did not require the expensive hospital facilities. Their condition could be stabilized if they were kept in tranquil surroundings where they coujld benefit from accommodations that were more home-like, constructed and furnished with special attention to daily use that permitted useful employment. Such accommodations were much less expensive to build. Over the years, many of the Kirkbride institutions had unwittingly built separate cottages near the main building to house from 20 to 300 chronic patients, because this group could most readily be separated from the main asylum facilities. Quiet chronics also comprised the majority of the unoccupied farm labour force; the branch farm would make an ideal chronic care institution.

To this end, the Superintendent of the Toronto Asylum began lobbying for possession of the Mimico "Model Farm" property owned by the government. For years his efforts met with little success until in 1885 the accommodation situation became so desparate that the institution was forced to sign a five year lease for an annex to the Rockwood Asylum to temporarily house these patients. When the demand for quarters escalated further, the government approved the model farm for asylum use in 1887.

The provincial Chief Architect's office under Kivas Tully was put to work immediately to design buildings for the new hospital. The concept Tully provided was arrived at in consultation with Dr. Clark, Superintendent of the Toronto Asylum. It was not based on the Kirkbride plan, but instead followed a new model, the cottage system conceived by Fred Wines of the Illinois Board of State Charities and first used in the design of the Kanakee State Hospital (c. 1880). Mr. Wines had "conceived the plan of reproducing on an ample tract of land the conditions of a country village". At Kanakee this meant "a system of cottages grouped near the centre building, each accommodating a classification" of patients.

In 1888, Edward M. Foster of the New York State Commission gave a more generalized and complete definition of the cottage system as:

> Groups of detached buildings, two stories in height, comprising an administration centre with offices and lodging rooms for officers, associated dormitories, congregate refectories or dining-halls, day rooms, amusement halls, work shops -- where weaving, spinning ... could be carried on -- a chapel, infirmaries, etc. Such as asylum could be built at a cost, not much exceeding $200 per bed ... The asylum should be situated upon a large tract of arable land which would be farmed by inmates.

Tully adopted the cottage system because it provided comfortable, cost effective accommodation in an easily expandable format. Clark recommended it because "it involves the idea of family or home community, and precludes the pernicious massing of a mixed population of insane" when the asylum, like all others became overcrowded in the future.

The first plan Tully produced contained a separate central building for the medical staff containing their surgeries, reception rooms, dining rooms and apartments, and four cottages for patients. Two of these cottages were to be built immediately, with two others to follow. Each was to accommodate fifty patients in dormitories of "not more than eight beds, and in each cottage there should be at least ten single bedrooms for such patients as may become filthy in their habits, noisy at nights or temporarily dangerous". Cottages were to be two storeys high to permit "easy egress for the patients in case of fire", and designed for the "free admission of sunlight and air": each was to contain its own kitchen and dining facilities until the institution had grown large enough to accommodate a central kitchen. Originally, a boiler house and coal shed also formed part of the plan, while an administration building with a chapel and amusement room were intended to be added eventually.

During the early months of 1888 this plan was scrutinized and revised by both Public Works and the Inspector of Prisons and Public Charities. Among the first concerns raised by Public Works was the unsuitable nature of the Mimico "Model Farm" site for the construction of such a facility. As Kivas Tully wrote to the Inspector of asylums:

> ... while the property at Mimico is ... well situated for cultivation with asylum labour, it is too low and flat, no portion of it being desirable as a building site. Its distance from the lake front also makes it objectionable inasmuch as to secure an adequate water supply and good drainage a large expenditure would be involved, the distance being at least a mile and a half.
>
> For these reasons I consider it most necessary to suggest to the government the importance of acquiring a sufficient quantity of land, say 100 acres, near the lake shore where there is rising ground, and the soil a nice loam ...

Accordingly, the government purchased the 55 acre Goldthorpe property in the late spring of 1888 and exchanged for it a portion of the government farm. As a result, when the Mimico branch opened it farmed not only the Goldthorpe lands, but also a portion of the old government model farm described in institutional records as "the north farm". Operation of the Mimico Asylum began in the summer of 1888, when ten patients were sent to live on the north farm to begin agricultural operations. They moved into completed cottages on the lakeshore site in 1889.

c) The Mimico Branch Asylum, 1890-1894

When it opened officially in 1890, the facilities offered by the Mimico Branch Asylum far outstripped the initial plans. They included eight cottages and three general buildings described in late 1888 as follows:

> Each cottage forty by eighty feet with an addition, the whole two storeys in height and basement, will contain fifty patients, and will be connected with the kitchen, laundry etc. in the central building by means of underground passages ... the upper portion forming walks connecting the several cottages with the central building.

> The general ground plan is the shape of a parallelogram six hundred feet by four and fifty, the main, central and rear buildings being in the centre, four cottages being on the north side, and four on the south side, quite detailed, and surrounded by small plots of ground.
>
> The main building will afford accommodation for the resident physician and his attendants, matron, office reception room, etc.
>
> The central building will contain the kitchen, laundry, bakery, boiler house and apartments for female attendants.
>
> The rear building will be constructed for a coal vault and root cellars in the basement, and carpenter's, engineer's, and painter's shop on the ground floor.

During the years it functioned as a branch of the Toronto hospital, the Mimico Asylum was expanded far beyond these facilities. By the time the period was over, the site contained two additional cottages, a driving house, an engineer's house, an entrance lodge, an engine house, a pavilion and a greenhouse. It remained a chronic care branch, but it had expanded to contain quiet and refractory patients as well. The institution had grown to house 582 patients, and "now practically operated as an independent unit". Dr. Clarke, who was still its nominal superintendent, strongly recommended it be made an independent hospital, treating all chronic care patients in the province.

THE MIMICO ASYLUM

Clarke's recommendations were ignored. In 1894, asylum districts in the province of Ontario were redistributed, and Mimico was assigned its own district from which to draw patients. This included the counties of Peel, Simcoe, Ontario, Victoria, Peterborough, and the Districts of Muskoka, Parry Sound, Nipissing, Algoma, Thunder Bay and Rainy River. The asylum was responsible for the care of patients with all types of mental disorders from these areas, signalling a major change in its orientation. It was, nevertheless assigned the role of a full hospital. The change was recognized in November of 1894 when it was accorded the status of a separate institution.

Immediately thereafter, a house for the medical superintendent, an assembly hall, and a ladies' pavilion were built. In1910s a barn and paint shop followed. Major construction was not undertaken again until the 1930s when a nurses' residence, a new laundry and a power house were completed. More facilities, the Services, Moorehouse and New Trades buildings were built in 1958, 1968 and 1974 respectively.

Site plans also show a variety of small outbuildings not accounted for in any records. For the most part, these seem to have been utility buildings, probably built by the asylum carpenter without any plans. They include a number of garages and storage sheds, and a scales building located to the rear of the main complex.

The asylum continued to grow, renovate and change according to the needs of the time. The evolution of medical treatment for the insane during the period is fully reflected in the accommodations it offered, as are changes in construction technology, particularly as these changes reflect design for public safety. Mirrored, too, are government priorities in funding accommodations for the insane. All of these trends can be easily identified in the discussion of site components.

Site Components

Before beginning a detailed discussion of site components, it is interesting to note that the majority of the buildings on the site were constructed using some form of patient labour. In the initial buildings, this involved digging and building the foundations and finishing the building interiors. Later, patients built entire buildings under the supervision of hospital carpenters or Department of Public Works staff. Construction contracts were let for building shells of the original structures, specialized jobs for most other buildings and for the majority of the work on the last two structures. The Department of Public Works was responsible for all designs. This also seems to have been the pattern followed as renovations occurred.

Grounds

The grounds of the Mimico Asylum were carefully landscaped and maintained by patient labour under the direction of a gardener during the entire period of hospital occupation. Trees, flowers and shrubs were carefully planted; the location and nature of roads, walks and bridges well directed and the land and its waterways patiently sculpted to fit the desired shape. The pavilion and gazebo that remain today were built features of the landscape. The whole exercise was thoughtfully planned to create an avenue of trees, graceful park areas, and optimum lake vistas. All of the activity is well documented; undoubtedly the grounds remaining constitute an historic landscape resource of some consequence.

Both the labour involved and the tranquility of the parklike setting were thought to provide excellent therapy to patients. As the Superintendent commented in his 1911 report:

> groups of patients ... were permitted to enjoy freedom of the grounds and the privilege of living out of doors under the trees. That so much comfort could be experienced by so large a number of patients has been of course the attainment of a most desirable object, but along with that comfort another very great end was attained, namely the more universal quiet and composure among the patients.

The grounds also included a garden and orchard on the west that was expanded when Lot 6 was purchased; this was used to provide food for the hospital.

The Department of Public Works designed cemeteries for the hospital in 1891 and 1945. These may have been located off the site, for they are not marked on any site plan reviewed.

As the original description of the complex notes, the cottages and administration buildings have been joined by a series of tunnels or subways designed to provide easy communication between the buildings on the site.

A wharf and sea wall also comprised part of the early complex, as did a stone gate and front wall. In 1939, the original stone gate was replaced with a brick one.

Main or Administration Building, 1890 (B12360)

The original configuration and use of the main building is described previously. As the major administration building of the complex, it is the most prominent building on the site. It is reached by a treed avenue, and fronted by a circular road. Visually, its main facade is flanked by the earliest cottages on the site, 1, 2, A and B -- quite reminiscent of the Kirkbride plan but in detached form. It was clearly always meant to appear as the central piece of institutional architecture.

In design the building was Romanesque, dominated by a large, ornate central tower that terminated in a heavy arch serving to enlarge and emphasize the entrance. Since the design of the building is clearly dependent upon the tower and the entrance as its major features, it is unfortunate that the extra storey and peaked hood are now entirely missing from the tower and the main door, so precisely framed and focused by the arch, has been unsympathetically altered by the use of an aluminum and glass creation that does not even respect the original outline of the doorway.

Alterations to the bulding in 1946 and 1949 to provide separate consultation offices for medical staff and alter office facilities inside the front entrance respectively are similarly unsympathetic.

The building has always served the doctors, nurses and administrators of the institution by providing accommodation for their activities; this has included offices, laboratories and, from 1910 to 1932, the nursing school.

Cottages, 1889-1892 (B12365, B12366, B12367, B12368, B12376, B12377, B12378, B12379)

Cottages were grouped for patient accommodation, on the north and south side of the Administration or Main building. Females were placed in numbered cottages to the south; males in lettered cottages to the north. In each case the identifiers commence next to the Administration Building, so that Cottages 1 and 2 (now joined) and Cottages A and B (also joined) have facades that flank the Administration Building, while Cottages 3, 4, 5 face south, and Cottages C, D, E face north.

In 1889 two of the front cottages were completed (probably A and B). Two more were completed the following year (probably 1 and 2). An extra portion was added to the rear wing on the top storey of these cottages to increase the accommodation they offered. By 1891 eight cottages had been completed, all similar to the first two. All accommodated quiet chronics in a combination of ward and private accommodations.

In 1892 two refractory cottages were added to the hospital for care of the disturbed class of chronics (Cottages E and 5). These contained only single bedrooms "for such should always be the case in supplying sleeping accommodation for this class".

Today, most of the cottages have a similar exterior appearance. All are pitched roof, end and central gabled brick structures with a central entrance. The cottages to the north are two and half storeys with finished attic space with dormers while those to the south have unfinished attics but utilize a full high basement almost at grade for a third level of accommodation. In design, they are very similar to many turn of the century institutional buildings. They are all built of red brick that originally came from Hamilton, but for later additions was obtained from the government brick works at Mimico. All cottages once had slate roofs. As well the cottages originally had one storey wooden verandahs across the front elevation; these were becoming dilapidated by the early 1920s and were subsequently removed. Only Cottage 5 now has a brick porch.

Two storey sunroom wings used initially as lounge areas and later as extra patient accommodation were added to the cottages in the late 1920s and early 1930s. Somewhat later, cottages A and B and 1 and 2 respectively, were linked together by a central block.

Over the years, alterations were made to heating and electrical systems to reduce the fire hazard. At one point the interior of Cottage 2 was completely rebuilt because of fire. Alterations were made, too, to install new methods of treatment like the Gegenstrom bathing apparatus introduced to all but the refractory buildings in 1902-1904. While generally speaking, all of the buildings continued to be used for their original purposes, some have special histories. Cottage 3 was set aside for the care of tubercular patients in the 1920s; Cottage 2 became a reception area for patients in 1939; and Cottage 5 was later run as a clinic for children.

Throughout their histories, these cottages were overcrowded, but maintained to the highest degree possible. They were clearly among the better accommodations offered psychiatric patients in their time.

Centre/Service Building, 1890-1958, (B12374)

The original layout of the centre building is described previously. It was modified in minor ways to accommodate revised kitchen facilities and storage areas until 1958 when it was substantially gutted and absorbed in additional construction to comprise a new kitchen and service building. A description of the activity follows:

> A one storey portion of the old structure was demolished to first floor level; a two and three-storey section was reduced to second floor level, and a one-storey structure approximately 100 feet by 200 feet is under construction to provide a new kitchen.

None of its original integrity remains.

Rear Building, 1890 (moved, now B12369)

A 1936 site plan shows this was located directly behind the Centre Building, on the site now occupied by the New Trades Building. Original plans show it looked very much like the present root house (see below), but in 1920 an addition with a fire tower were added to it.

Engineer's house/Pumping House (Lake House), 1891 (B12382)

In 1890 plans were prepared for an engineer's house. It was constructed in 1891 with John Damp as the contractor. In design it had a decidedly classical bent, with a peaked central "pavilion" complete with oriole window and portico, flanked by small wings. The portico faced the ravine, emphasizing the seclusion of the building's location. It is highly likely that the building served initially as the pumping house with residential quarters for the engineer. With the construction of a separate pumping house in 1912, this building was modified to house various members of the staff over the years. Its last resident was a doctor. After that, the interior was modified for use as school and for industiral therapy.

Driving/Carriage House/Garage, 1892 (B12373)

In 1891, the firm of J. & E. Dickenson was contracted to build a driving shed and carriage house to replace the original barn on the Goldthorpe farm (which was then demolished). As it was completed in 1892, the building was a two storey brick peaked roofed structure with an ornamental gable. The original plans show it housed a stable on the north and a carriage house in the centre and a driving shed on the south. In 1930 it was altered to accommodate vehicles rather than horses. The interior received a cement floor and was divided into three sections with concrete partitions. It remains in that configuration today.

Root House, 1890 (B12369)

Records indicate that a root house was built in 1893, but plans for it do not exist. It was built to assist the gardener in storing vegetables and working equipment; although for the early part of its life, it appears to have been used for coal storage. Through use of the food storage facilities provided by the root house, the asylum supplied most of its vegetables year round. Contractor John Hanrahan built some of the original root house, the rest was patient labour.

It is believed that this early root house was demolished and that the current root house is indeed the former Rear Building, without its later additions, moved to its present site at the time of the construction of the New Trades Building. This impression was confirmed by a former hospital employee during a site tour in February 1986.

Greenhouse, 1893 (B12363)

No original plans for the building exist, although it seems to have been built along with the root house under a general contract with John Hanrahan for the construction of agricultural buildings. The building has a low central gable, and double glass "houses" in the rear. It is surrounded by a garden, and does not appear to have been altered substantially. The greenhouse too was constructed as an adjunct to farm and grounds operations, viewed as a necessity for therapeutic patient labour.

Engine House, 1893 (demolished)

The location of the early engine house is uncertain. It may have been on the Lot 5 side of the road right by the lake and the engineer's residence. It may be the building later used as a boathouse.

Gate House, 1893 (B12364)

When it was built, this building was called the entrance lodge. It was built by William Clarke of Toronto, together with patient labour. No plans for it have survived, although its original configuration as a fairly standard two bedroom dwelling of the day is still evident. Much of the original interior is still intact. In 1909 it received an addition described as providing "a new kitchen, pantry, bedroom, clothes closets, and bathroom. The cellar was also enlarged and remodelled and a new hot-air furnace placed in it". The gardener seems to have occupied the building through much of its early life; later the assistant medical superintendent lived in it.

Pavilion, pre 1893 or 1896 (B12383)

The graceful pavilion by the lake has not been altered extensively. Certainly it forms a part of the landscape features of the site. Department of Health reports describe a pavilion as existing in 1893, requesting a second be built. One was duly constructed as the "Ladies' Pavilion" in 1896 according to Department of Public Works plans. Since the current pavilion is the one for which Department Public Works plans still exist, it is probable the current pavilion was built in 1896. The gazebo that was formerly by the lake may have been the other pavilion.

Medical Superintendent's Residence (Cumberland House), 1895 (B12375)

This building is an important symbol of the cottage system's influence on the design of mental institutions. Under the Kirkbride plan, the superintendent sat like a king in the central pavilion and presided over the establishment; much criticism of this phenomenon exists. At the Mimico Asylum, the Superintendent was always intended to eventually have a separate residence. Plans for it were prepared early in the complex's history, although they were revised to enhance the stature of the building when the institution became a separate hospital the year before this residence was built.

The residence itself is an impressive Queen Anne structure, with delighful gingerbread and a tower. It was entirely built by institutional labour. In the 1960s it was renovated for use as a day and night care centre, then a school for patients. Recently it has been sympathetically renovated by the Jean Tweed Foundation.

Assembly Hall, 1897 (B12361)

The design of the assembly hall is well proportioned, but slightly awkard as the exterior seems to lack an articulated orientation. It was, nevertheless, part of the original site conception, and it formed an essential part of the hospital. A major orientation in the care of the chronic seems to have been to keep the patients occupied, and this building was used as the location for exercise, plays and other amusements as well as a chapel and a work area. The assembly hall had rather an interesting design, with a stage a one end and a chancel at the other; there was no permanent seating, so the room could serve easily for a variety of functions.

The main floor of the building served as a "storehouse, with ample storerooms. store keeper's office, boiler room and coal vaults, etc.". The second storey auditorium was reached by four separate staircases, all of which led to entrance doors.

During the 1950s the building was fireproofed. Steel stairs were added, and the auditorium was re-equipped. "This necessitated re-planning and rearrangement of the ground floor, installing a new Beauty Parlour and Occupational Therapy quarters, modern equipment and improvements in refrigeration and space facilities." The exterior of the building remained unchanged.

Barn, 1908 (demolished)

In 1908 a new barn was built away from the complex on the extreme north edge of the McNeil property. It was not survived.

Paint Shop, 1917 (B12370)

This small, utilitarian building was constructed to serve as a paint shop for the institution's painter who had been accommodated to that point in the rear building. No plans for it exist. It was apparently later used as a garage. The interior contains an interesting mural.

Nurses' Residence, 1931 (B12362)

Although it was constructed much later, this building is sympathetic in design and materials to the hospital cottages constructed much earlier. Although a school for nurses' training had existed in the hospital since 1910 as part of the Department of Health's policy to reduce the problem of finding adequately trained psychiatric nurses, there was no special facility for this purpose until the Nurses' Residence was built. Instead, the nurses were housed in the Administration Building.

The Nurses' Residence was built by H.N. Dancy and Sons under contract. Like early buildings, it foundations were prepared by hospital labour. When it was built it was:

> 123 by 40 feet and will accommodate sixty-three nurses with separate quarters for night nurses and for sick nurses. Reception and common rooms and special apartments for the supervising staff, also lecture and demonstration rooms are provided.

It was raised to accommodate an extra storey in the rear in 1934. Two years later wing additions were made. There is a building foundation just north of the Nurses' Residence. This may have been intended for the Patient's New Building for which a foundation was built in 1934. It was never completed.

Laundry Building, 1931 (B12372)

With its large glassed areas and flat roof, this building is a typical utilitarian building of the 1930s. It was built to accommodate new laundry equipment for the complex, and replaced the original laundry facility in the central building. Herrod Construction of Mimico was the general contractor for the project, with custom plumbing and electrical contracts to other specialty firms. As built the structure was:

> 119 feet by 75 feet, one storey in height with basement in one portion, containing the heating equipment, water softener, etc. The laundry is modern in every way with new modern machinery, is well lighted and well equipped for the comfort of the workers.

Power House, 1937 (B12381)

Replacement of this facility was consistent with the Department of Public Works' contemporary campaign to reduce fire hazards in the complex. As the 1937 Annual Report comments, "The new building replaces an obsolete congested boiler room (inthe centre of the complex) and is placed some distance south west of the Institution and connected to it by a heating trench." It is a very typical industrial building of its period.

Washrooms, 1937 (B12384)

The Department of Public Works report in 1937 includes the information that washrooms were added to the site to accommodate visitors. These may be the small utilitarian buildings located along the road to the power house as they do not appear in the 1936 site plan.

The Asylum and Its Host Community, Etobicoke

The Mimico Asylum is by no means an early building in Etobicoke. Settlement in the area began around 1800, and by 1871 the census indicates the community was already well established. It contained primary industries such as brick factories, flouring mills and saw mills, but its preoccupation was agriculture. "It is regarded as one of the best agricultural townships in the Province", stated the Illustrated Historical Atlas of the County of York in 1878, and it was located on the periphery of Toronto, the largest urban market available for its products. The introduction of a major health care institution like the Mimico Asylum into the prosperous farming area must have been somewhat of a novelty. The community seems to have welcomed the attention and the employment potential it brought.

This attitude has continued to today. When the asylum was closed in 1979 the community of Etobicoke was a major advocate for its continued operation. When it became clear that this would not be a part of its future, the community developed a plan for the adaptive use of the facilities. This remains under active consideration today; meanwhile community groups continue to advocate retention of the buildings. The site obviously has a high local significance.

Conclusion

Lakeshore Psychiatric was the first hospital in Ontario to adopt the modified cottage plan, a philosophy that was employed with modifications in later provincial asylums at Orillia (1891), Brockville (1894), Woodstock (1906) and Whitby (1912). In addition, Lakeshore Psychiatric is the first branch asylum in Ontario to have been built specifically for patient accommodation. Furthermore, because of its peculiar original association with the Toronto Asylum, it is the first institution in the province especially designed for the accommodation for the incurably insane.

The majority of the Lakeshore Psychiatric Hospital complex was designed under Kivas Tully, Ontario's first Chief Architect, and one of the major arhitects of the period. Primary documentation records Tully was considerably involved in the negotiations and project specifications and probably was personally responsible for the design conception of the original site. There is much to suggest he was intrigued by the dimensions of the problem, and adopted the Mimico Asylum as a pet project. Certainly, the Asylum had little difficulty obtaining required facilities while he was Chief Architect. His suggestions for necessary changes met with a ready acceptance that did not characterize those of his medical collaborators. When he left in 1897, new construction virtually ceased.

As the individual component analysis of the site above shows, the site is still comprised mainly of structures pre-dating the early 1900s; moreover, the majority of the buildings in the complex continue to display most of their original architectural features. While many of these buildings are of individual heritage value, their primary importance lies in their design and disposition as an integrated complex.

The collection of buildings is enhanced by carefully landscaped grounds devised to create a treed entrance avenue, graceful park areas and optimum views of the lake. The pavilion and gazebo that remain formed part of the setting.

Undoubtedly the buildings and grounds of the farmer Lakeshore Psychiatric Hospital constitute an historic resource of some consequence.

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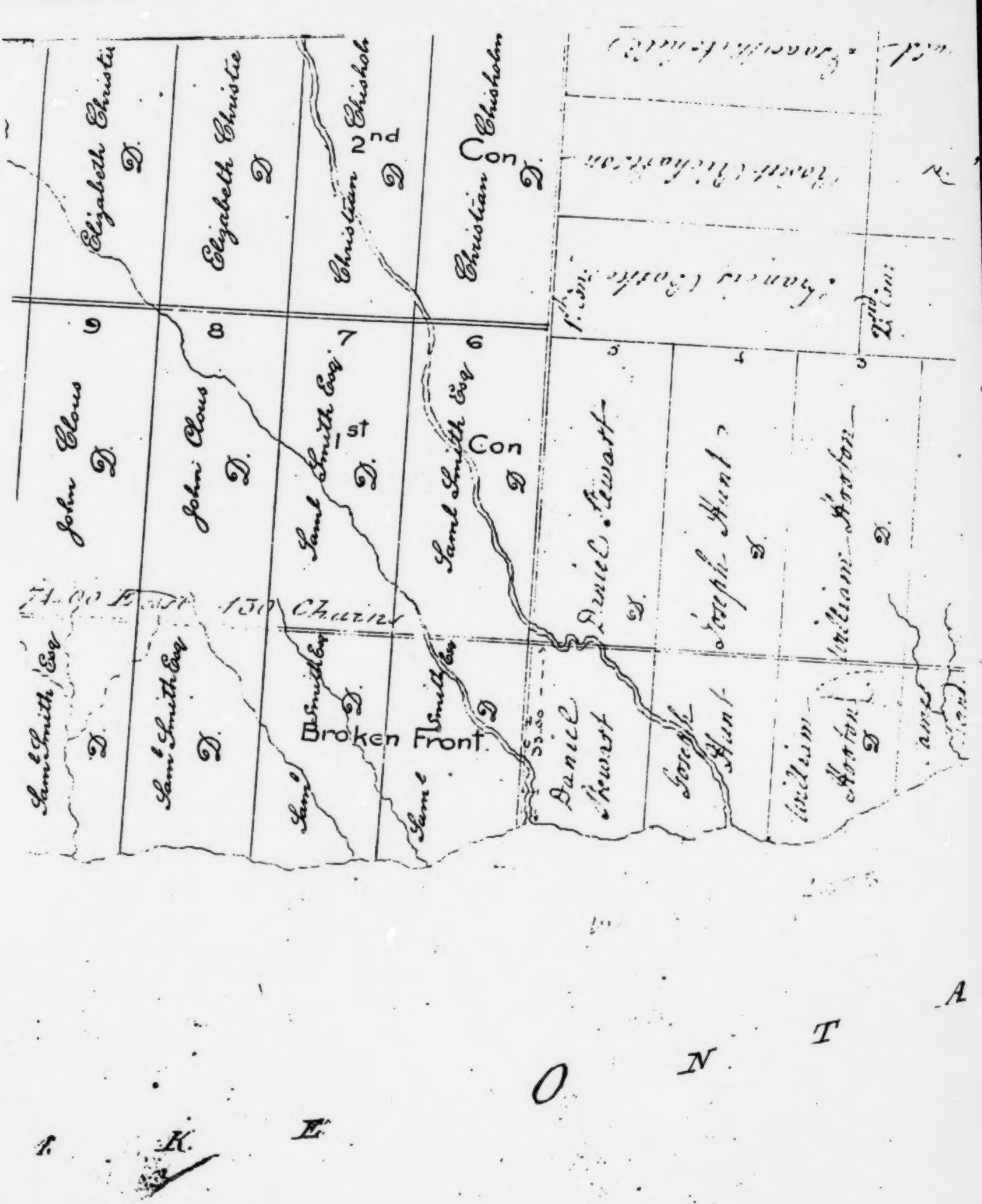
Elizabeth Christie D.
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Joseph Hunt
William Horton D.
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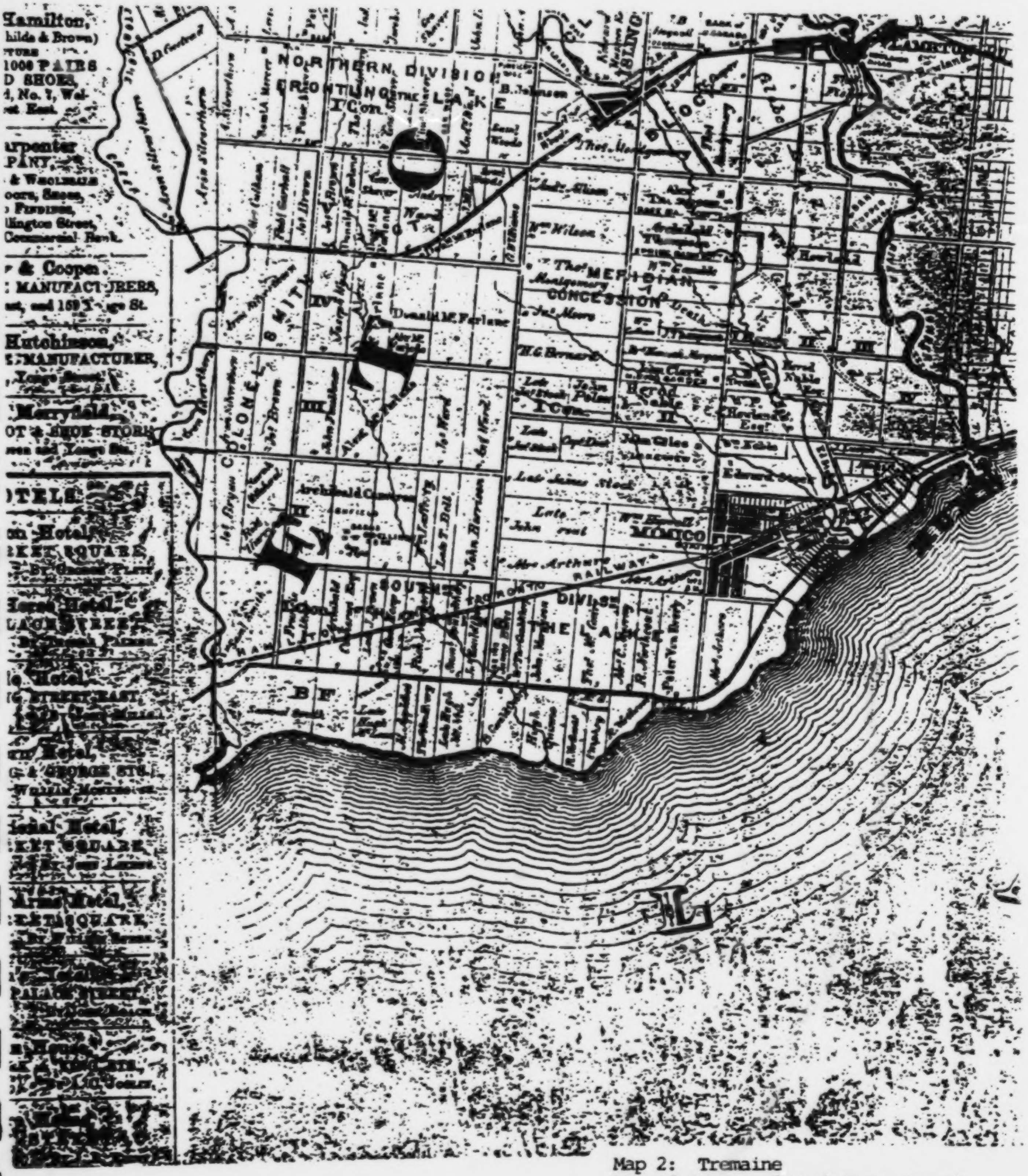
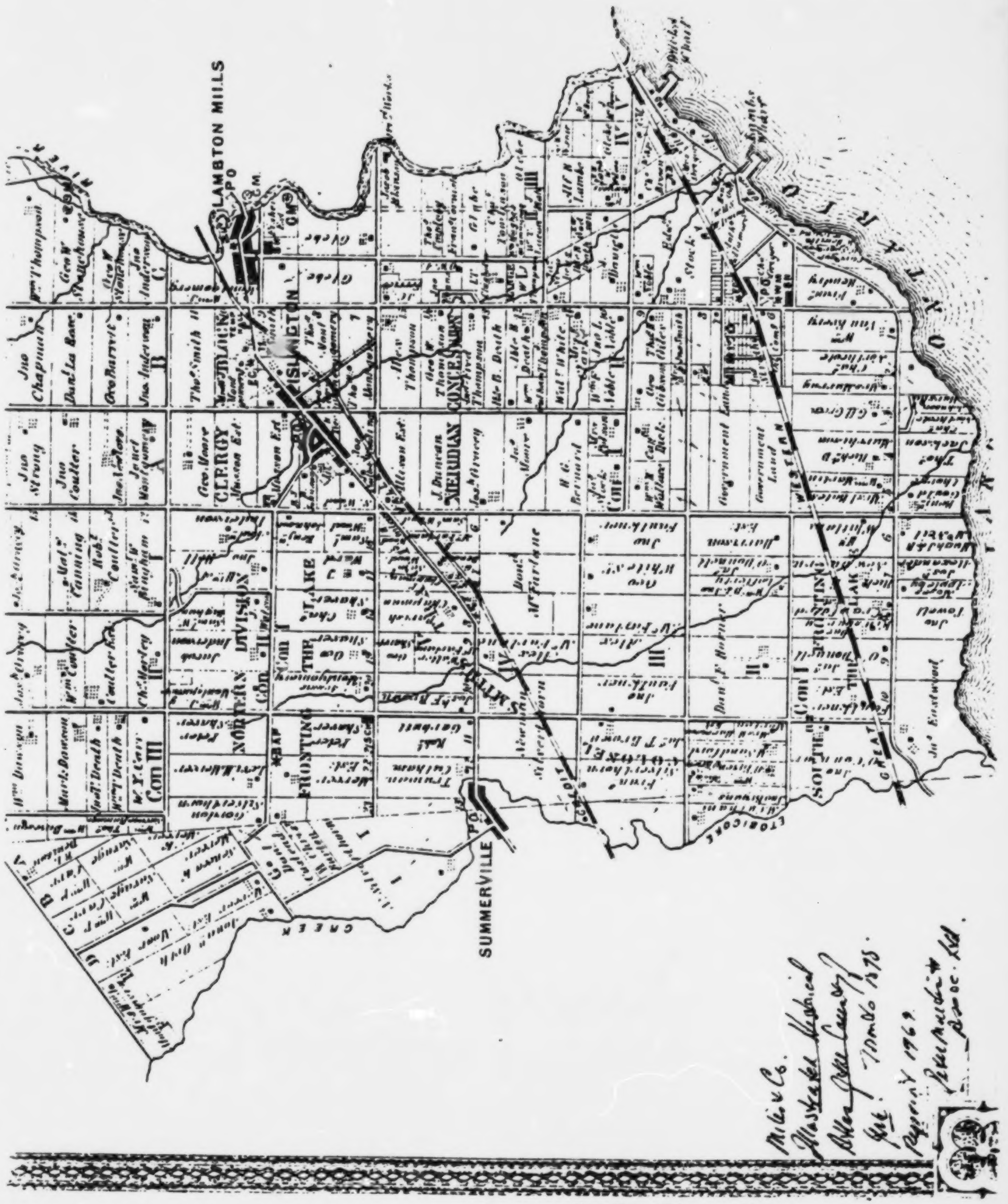
Map 1: Upper Canada,Crown Lands,
Patent Plan. Township of Etobicoke.


NORTHERN DIVISION
FRONTING THE LAKE
MERIDIAN CONCESSION
SOUTHERN DIVISION
MIMICO
RAILWAY
Hamilton,
Carpenter
Hutchinson,
Merryfield,
HOTELS

Map 2: Tremaine
Map of County of York West, Canada
Canada, 1860


LAMBTON MILLS
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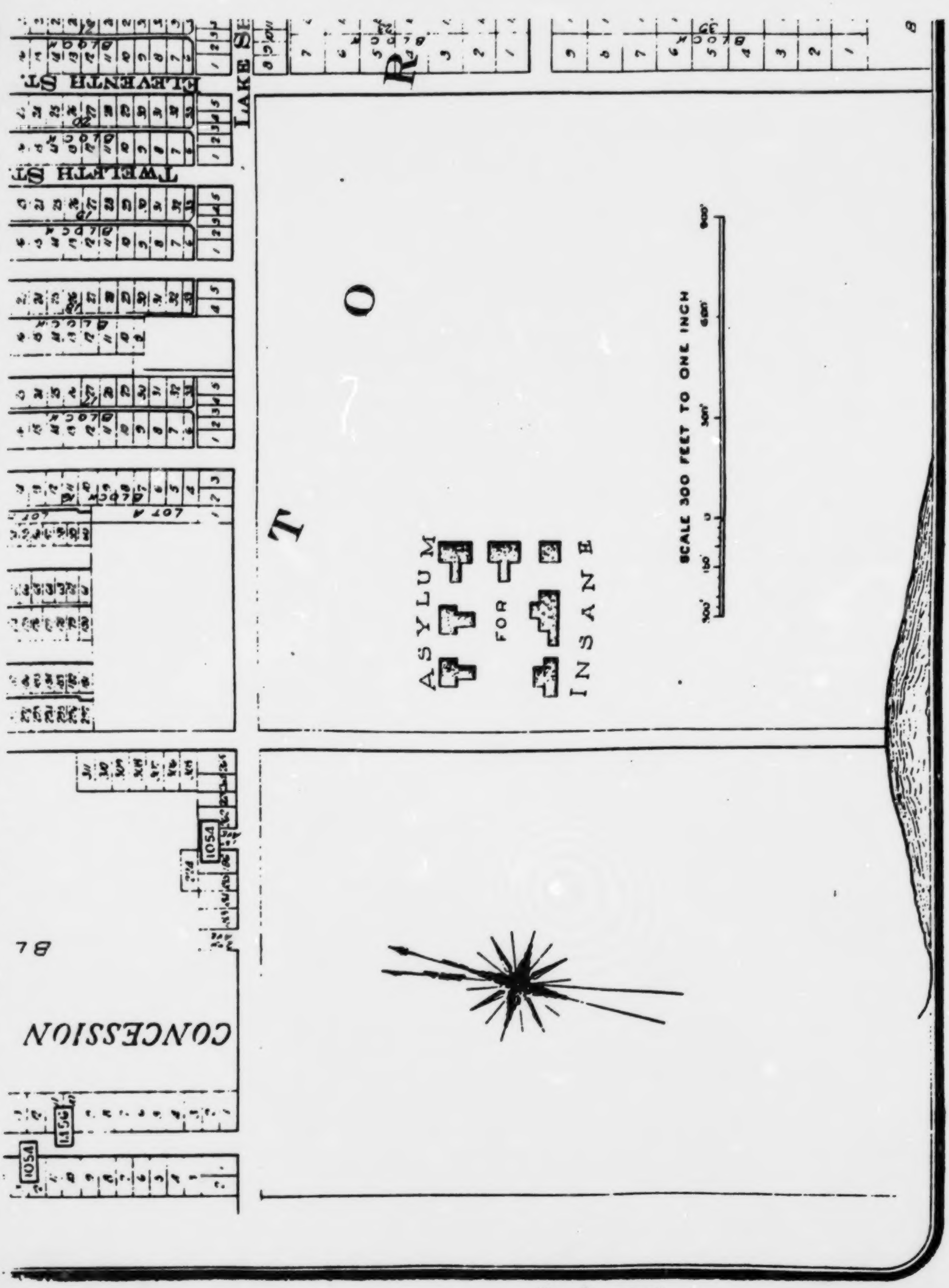
SUMMERVILLE P.O.
ONTARIO
NORTHERN DIVISION
FRONTING THE LAKE
MERIDIAN
CREEK

Miles & Co.
Illustrated Historical
Atlas of the County
of York. Toronto 1878.
Reprint 1969
Peter Martin & Assoc. Ltd.

Map 3: Miles & Co.
Illustrated Historical Atlas of the
County of York. Toronto, 1878.


ELEVENTH ST.
TWELFTH ST.
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T O R O
ASYLUM FOR INSANE
SCALE 300 FEET TO ONE INCH
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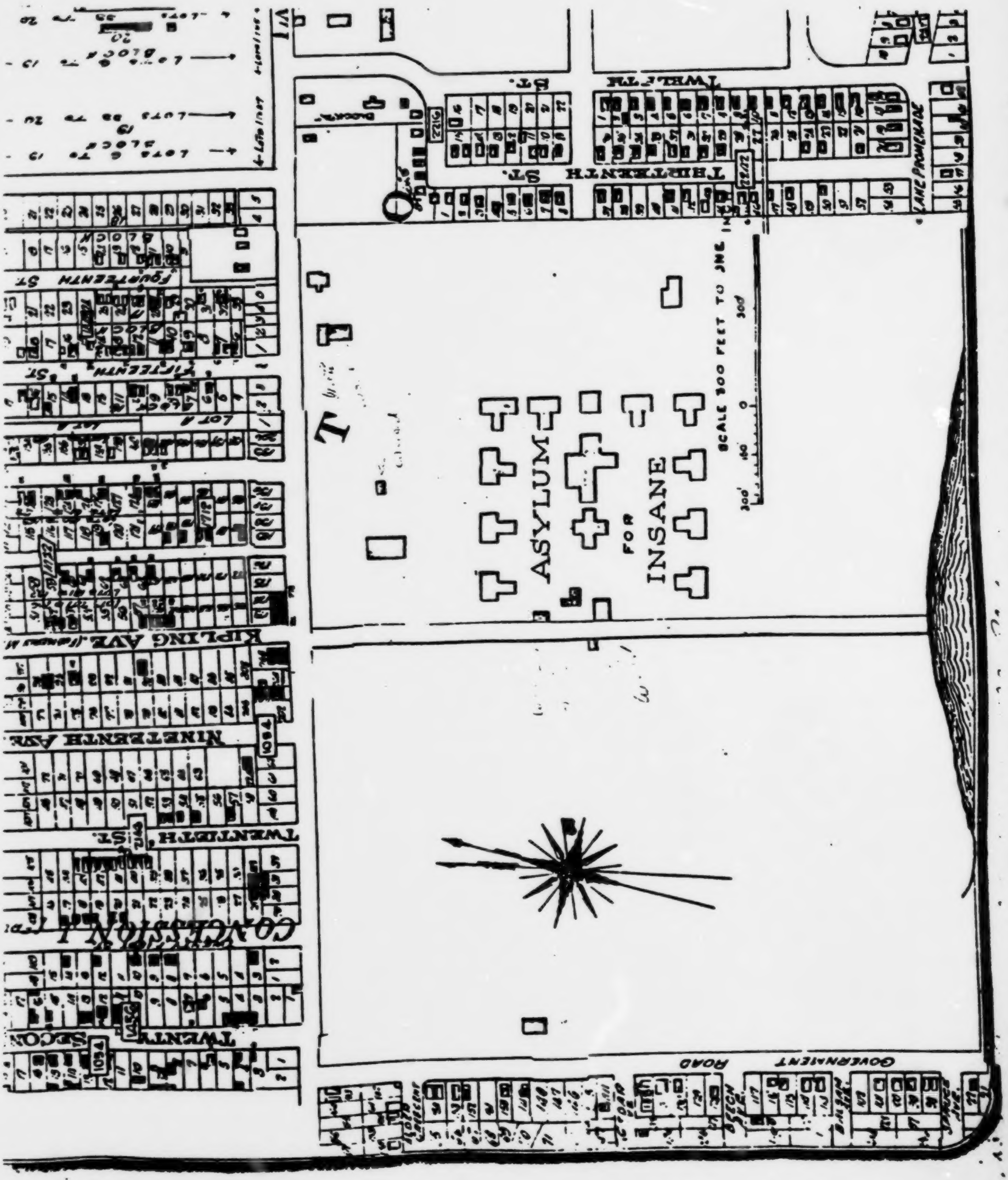
1054
1156

Goad's Fire Insurance, Toronto 1910 Plate 84

Map 4: Goad
Fire Insurance Atlas for the City of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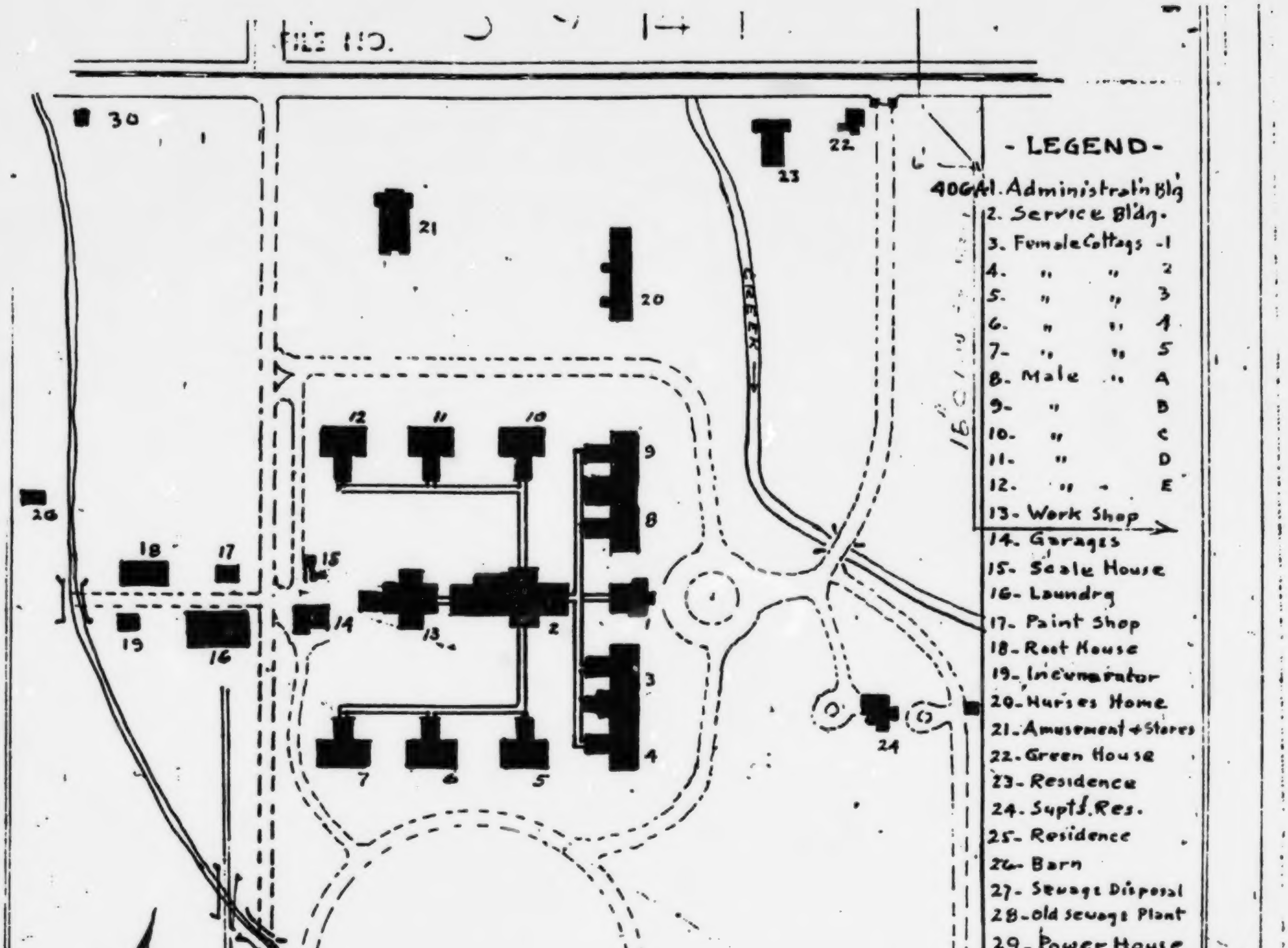
TWENTY SECON
GOVERNMENT ROAD
LAKE PROMENADE
SCALE 300 FEET TO ONE INCH
LOT A

Map 5: Goad
Fire Insurance Atlas for the City of Toronto. 1923, Plate 84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LAKE ONTARIO
- LEGEND -
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2. Service Bldg.
3. Female Cottags -1
4. " " 2
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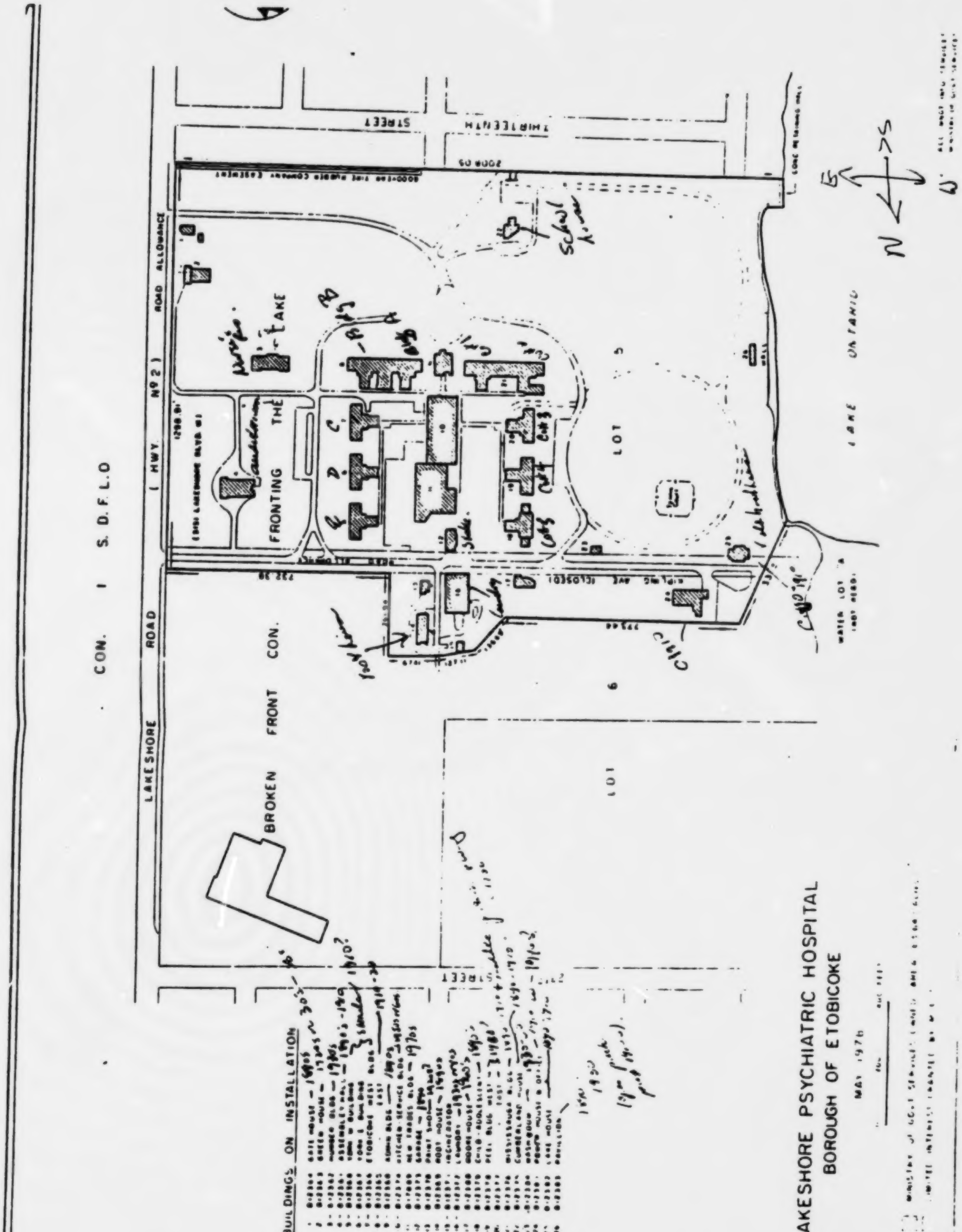
7- " " 5
8. Male " A
9- " B
10- " C
11- " D
12. " E
13- Work Shop
14. Garages
15- Scale House
16- Laundry
17- Paint Shop
18- Root House
19- Incinerator
20- Nurses Home
21- Amusement + Stores
22- Green House
23- Residence
24. Supts. Res.
25- Residence
26- Barn
27- Sewage Disposal
28- old sewage Plant
29- Power House
30- Water Meter
31- Pavilion
ONTARIO HOSPITAL
MIMICO
DEPARTMENT OF PUBLIC WORKS ONTARIO
TORONTO May 5th 1936.

Map 6: Ontario
Department of Public Works. Ontario
Mimico Hospital Toronto, May 5, 1936.

S.484 B


LAKESHORE PSYCHIATRIC HOSPITAL
BOROUGH OF ETOBICOKE
MAY 1976
BUILDINGS ON INSTALLATION
CON. I S.D.F.L.O.
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(HWY. Nº 2) ROAD ALLOWANCE
BROKEN FRONT CON.
FRONTING THE LAKE
THIRTEENTH STREET
LOT 5
LOT 6
LAKE ONTARIO
WATER LOT
N
E
S
W
School house

Map 7: Ontario
Ministry of Government Services
Lakeshore Psychiatric Hospital, Toronto